THE WAPATO INN

At Manson, WA

An historical story in pictures, words and documents

By John V. Peters

2022

THE WAPATO INN

At Manson, WA

An historical story in pictures, words and documents

By John V. Peters

2022

Source: The Stehekin We Remember, by the Buckner Sisters (2007), page 149. Presumably taken while M. E. Field and , the sisters' grandparents, were living in the building as their home, 1917-1921. Two of the sisters were born in this home, their mother having traveling down lake from Stehekin for the births.

About the Author

John V. Peters was born in Wenatchee in 1943 and grew up in Manson. He has a bachelor's degree in economics from Grove City College, PA and has taken some master's degree classes in history from Seattle University. He spent two years in the Army 0(8th Special Forces Group, Ft. Gulick, Panama), worked two years for Old National Bank in Pasco and Kennewick, WA, six years in the budget office of the Seattle School District and 20 years in the finance department of the Boeing Company in Seattle. Since returning to Manson, he has done extensive research into the Wapato Indians and the Moses allotments.

TABLE OF CONTENTS

- Photos of the Wapato Inn and a Township Map
- Paintings of the Wapato Inn
- Brief writeup of the background of the construction of the Wapato Inn, built in 1914-1915
- Drawings of the layout of the early plan and then the implemented plans for the Wapato Inn along with resident and owner changes to the configuration of the building
- Writeup of the history of the Wapato Inn from conception to 2022 status (Lake Chelan Historical Society, History Notes, Volume XXX, 2015)
- Descriptions and photos of residents of Wapato Inn
- Descriptions and photos of guests at the Wapato Inn
- Abstract of Title from 1885 to 1945

Photos of Wapato Inn

- Expansive view of Wapato Point and Manson bay with the Wapato Inn just visible near the lake shore in the center of the bay.

- Close-up from same photo with Wapato Inn clearly visible. Apparently taken before the Paul Ford bungalow was built just to the east (left of Wapato Inn in this photo).

- Early photo, probably taken during the July 1916 Lake Chelan Land Company land sale event, showing the Wapato Inn in the upper left of the photo, with the Paul Ford bungalow just to the east.

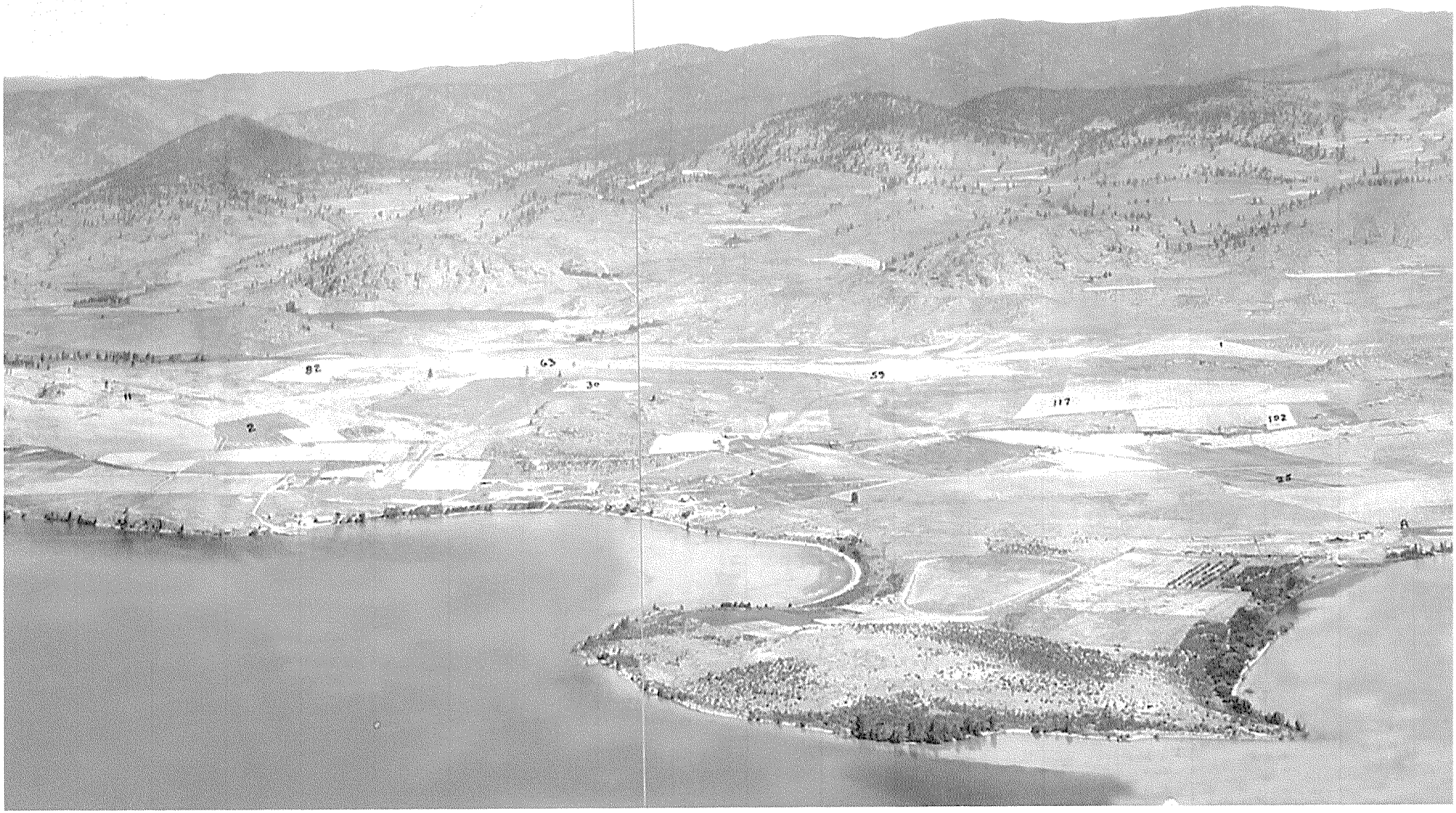
- View of Wapato Inn on the right with a view of the Paul Ford barn and an obscured view of the Paul Ford bungalow on the left. Unknown child in the foreground, about 1920.

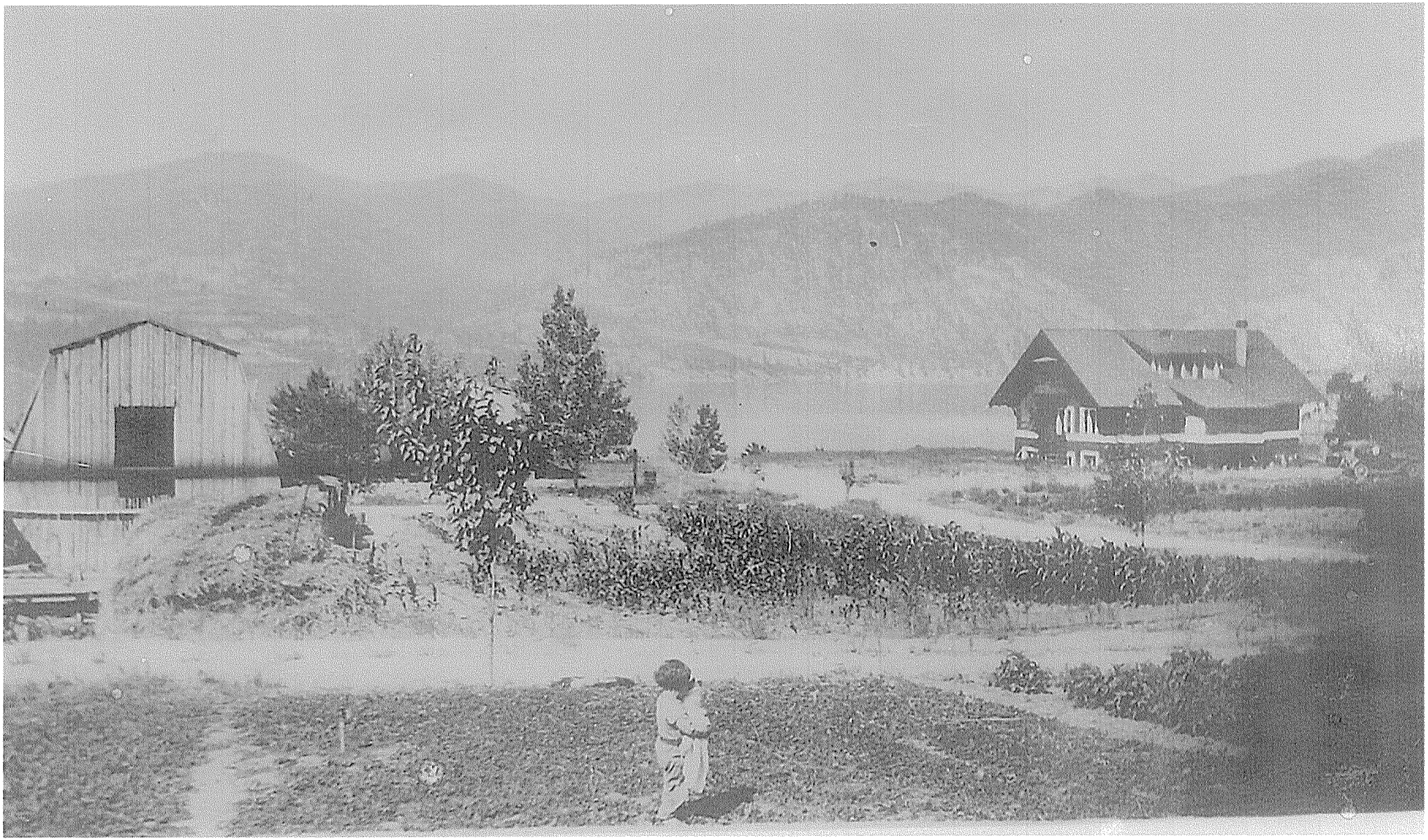
- Photo dated May 11, 1921, of the Manson Apple blossom celebration. The Wapato Inn and Paul Ford bungalow appear in the upper left of center. A separate garage has been added to the Wapato Inn by this time at the south end of lot 25. The time difference between this and the last photo is also reflected in the growth of the trees that appear in both photos.

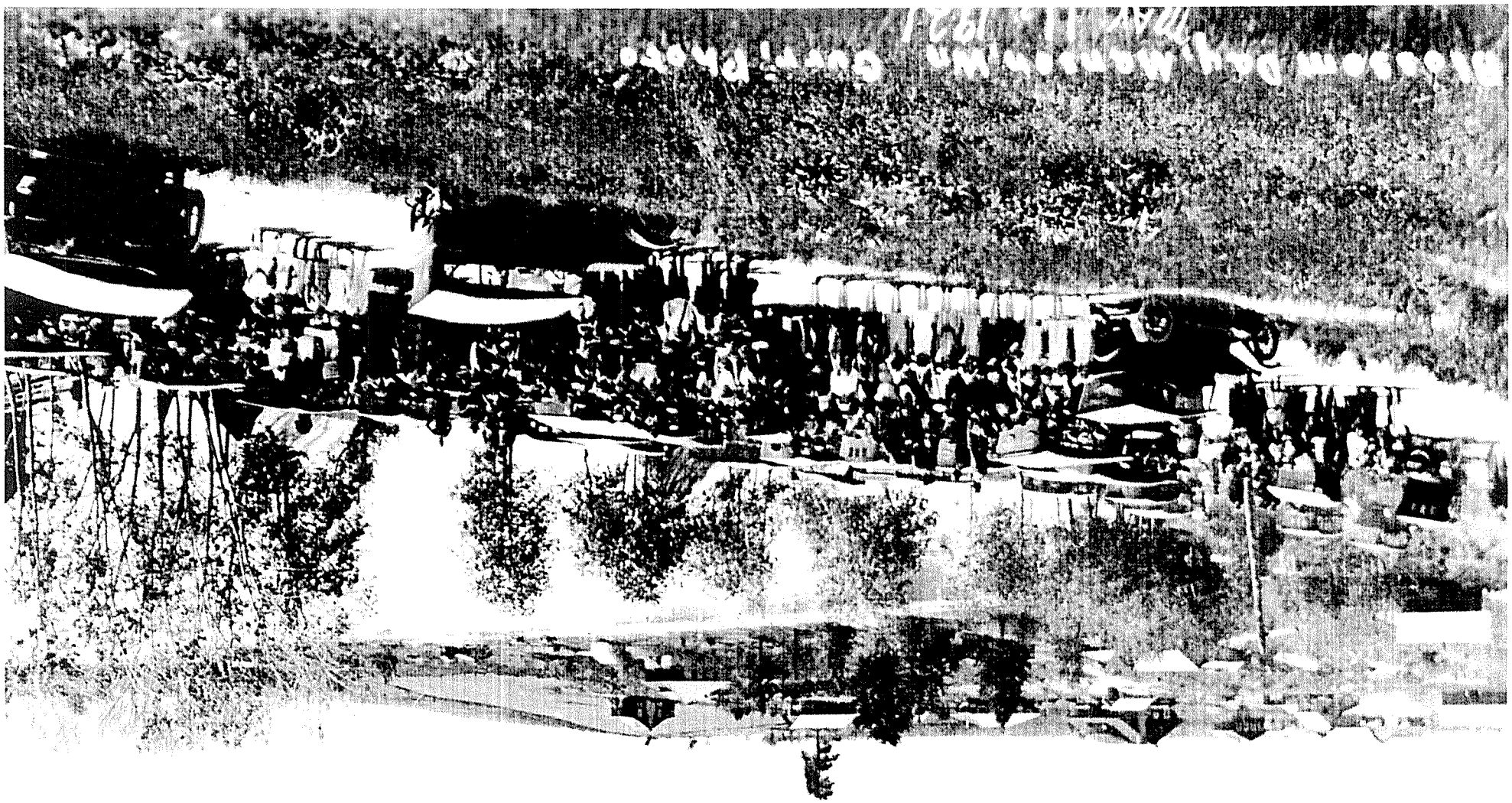
- Modern view of uplake side and front of house.

- Modern view of front of house.

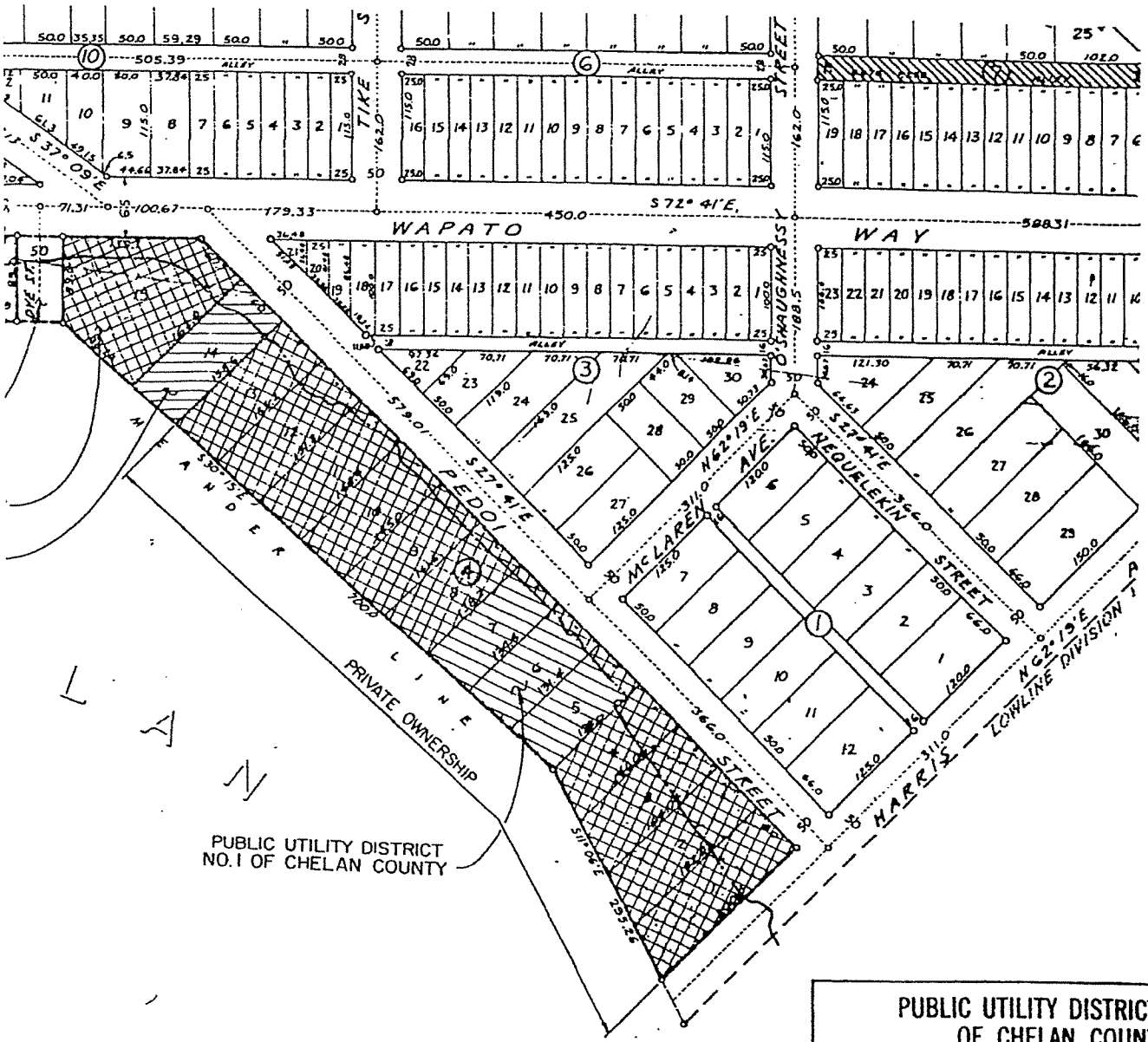
- Manson township map showing blocks 1,2,3,4,6,7 and 10 along with the lot numbers within each block. The Wapato Inn sits on block 3, lots 26 and 27. Lot 25 was added later for lawn and garden. The Paul Ford bungalow was built on block 1, lot 7, with lot 8 used for a barn and garden.


82
63
30
59
117
102
2





99



PUBLIC UTILITY DISTRICT No. 1
OF CHELAN COUNTY

PROPERTY OWNERSHIP
Figure 9

Date	Scale	Drawn	No.

Paintings of the Wapato Inn

- Alice Bumgarner

- Dorie Starr

- Rod Weagant

- Diane Paton Peel

IS PATON PEEL

Lake Chelan Land Company and a New Headquarters/Hotel in Manson

By John V. Peters (November 19, 2020)

The Lake Chelan Land Company had purchased, irrigated and developed the land on the north shore of Lake Chelan seven miles uplake from the town of Chelan. The company founded the town of Manson in 1911, named after Manson F. Backus who was the major investor behind the project. Manson Backus was the head of the National Bank of Commerce in Seattle, which was the largest bank in Seattle at the time in terms of the amount of assets. His son, LeRoy Manson Backus, was the President of the Lake Chelan Land Company. LeRoy Backus wanted a headquarters for the Lake Chelan Land Company as they continued development and accelerated their efforts to sell plots of land, five acres or larger, that had been cleared and planted with apple trees. Reports of this intention and progress toward its achievement were reported in the Chelan Leader newspaper.

The Chelan Leader, August 24, 1911.[1]

Hotel At Manson

Bids have been asked by Leroy M. Backus, president of the Lake Chelan Land Co., for the construction of a hotel at the new town of Manson.

Plans were exhibited to the News man in the company's office one day this week.

The plans call for a two-story building, 57 x 40 in dimensions. The first floor is to contain an office and private apartments for Mr. Backus, which will include dining room, kitchen and bath room. The lower floor will likewise contain an office and drafting room. The second floor calls for a large living room surrounded by six bed rooms.

The rafters in the living room will be left bare to give it a rustic appearance. Underneath the floor a pit will be built in which a furnace will be installed.

The building will be of a bungalow style, and will be located in the most desirable portion of the new town.

For financial or other reasons this plan fell by the wayside and the hotel envisioned by Leroy Backus in August 1911 was not built. The hotel idea was not picked up again until 2 ½ years later.

Paul Ford, Builder and Owner of Wapato Inn

Not until 1914 was the plan given new life. On February 23, 1914 The Chelan Leader reported:

The frequently repeated report that a large hotel would be erected at Manson seems at last to have become a substantial reality. Paul Ford, the enterprising young engineer associated with the Lake Chelan Land Co., has plans drafted for a 15-room hotel on which work will begin soon.

---

[1] The Chelan Leader of August 24, 1911 is missing from the bound copies held by the Lake Chelan Museum. I found this article in the Chelan Valley Mirror of August 11, 1936 under the heading "25 Years Ago". None of the other August issues of the Chelan Leader contained this article, nor did the issues of the surrounding months. By elimination, I conclude that the article was in the August 24, 1911 issue.

The Chelan Leader, April 16, 1914:

The foundation for the new hotel will be completed this week and next week the superstructure will be started.

The Chelan Leader, May 7, 1914:

Work on the superstructure of the new hotel building is being pushed along vigorously with a large force of carpenters employed, and the roof will be on in about two weeks.

The Chelan Leader, May 21, 1914:

Work on the new hotel building is progressing steadily and very satisfactorily. The building, according to the new plans, will not be as large as was originally intended, but it will be much more attractive in exterior appearance and much better appointed in the interior than was provided by the original plans. The building affords only six guest rooms but it is the plan of the owner to build small cottages nearby as the demand for more room increases.

The Chelan Leader, June 11, 1914:

Work on the new hotel is progressing rapidly and the structure will be complete and ready for opening to the public on the fourth of July.

Lake Chelan News-Leader, April 22, 1915

Paul Ford and family moved into their new bungalow just south of Wapato Inn last Thursday, having leased that cozy hostelry to Mr. and Mrs. George Cameron, experienced hotel people formerly of Seattle.

A canvas of the residents on the project last week at the request of the Electric Light Co. of Chelan indicates that a line to Manson will pay. The work will doubtless be undertaken at an early date.

Manson had electric light for the first time last Friday night, when a moving picture show was given in the old school house under the management of the Ruby Theatre. Electricity was furnished by a portable engine and dynamo and everything ran lovely until the fourth reel when the foundation under the engine began to work loose and the resulting vibration threw the governor and carburetor adjustments out and finally caused a shutdown. The audience was very considerate in withholding criticism and Mr. Potter is more determined than ever to make the show at Manson a success next Friday.

The Chelan News-Leader, May 13, 1915

Chelan Electric Company, a corporation closely affiliated with Great Northern railway, bought M.E. Field hotel property at the head of Lake Chelan for $25,000—giving Chelan Electric Company all the shore properties with the exception of a few small tracts. This will allow the building of a dam on Lake Chelan and the raising of the Lake.

The Chelan News-Leader, May 27, 1915

The Wapato Inn has, as many predicted, outgrown its capacity. Arrangements have been made by Paul Ford to finish up the large airy basement for a kitchen, dining room and laundry, and the house will be enlarged by the addition of several bed rooms. Modern plumbing and heating apparatus will be installed and the whole building will be wired for light. This will make it second to no hotel on Lake Chelan.

The Chelan News-Leader, July 15, 1915

The improvements on the Wapato Inn announced a week or two weeks ago are now under way. Much galvanized pipe, iron bath tubs, lavatory bowls and other plumbing material is on the ground and more arriving daily. Paul Ford is at Wenatchee looking up other supplies. Gordon's mill people are making deliveries via ferry, of a quantity of lumber to be used in alterations.

The finishing of the daylight basement was done, the house was plumbed and supplied with electrical wiring and heating stoves were added but the house was not expanded to provide additional bed rooms or bathrooms. Nor were small cottages added to the property to increase room capacity, as had been indicated as the plan in the article of May 21, 1914.

The LeRoy Backus plan is important because it describes the building he wanted. Paul Ford built his building with LeRoy Backus' wishes and needs in mind. The Wapato Inn was sold to the Lake Chelan Land Company on August 12, 1916, although there is every evidence that LeRoy Backus was staying there and using it from the time of its completion. For Example,

The Chelan News-Leader, May 27, 1915

For several days during the week, Mr. and Mrs. [Manson] F. Backus and Mr. and Mrs. Joshua Green of Seattle, Mr. and Mrs. W. L. Swalwell and Mr. and Mrs. John F. Jensen of Everett, were the guests of LeRoy Backus at Wapato Inn. All the people are financially interested in the project, and they were much pleased with the progress made in its development.

The Lake Chelan News-Leader, March 16, 1916

The appearance of Wapato Inn is being improved by a coat of paint. The interior arrangement has been changed to make more sleeping apartments and when the hotel is again opened to the public it will be a comfortable and modern establishment.

The accompanying floorspace and room layout drawings are based on the published information and, where necessary, on my creative imagination.

In the case of the plan for a headquarters building and small hotel designed by the Lake Chelan Land Company president LeRoy Manson Backus, the newspaper article gave the dimensions of the proposed building, the fact that it would have two stories and a basement heating room, the fact that it was to have a residence for LeRoy and adequate drafting space for the civil engineers working for him, and the fact that it would include six bedrooms for hotel residents. The LCLC was still engaged in irrigation, land clearing, apple tree planting and maintenance and the marketing and sales of plots with fruit-bearing trees. The article said that LeRoy had left a set of drawings of the proposed building in The Chelan Leader offices for anyone to view. However, as far as I know, those drawings have been lost to history. Consequently, I have had to exercise judgment in the arranging and sizing the various rooms. LeRoy did not mention a dining room and kitchen, but I assume these would be necessary. Also, he doesn't mention bathrooms. I have used my judgment and the space available to include bathrooms in each guest room and in LeRoy's apartment as well as a public half-bath off the dining and drafting room areas.

In the case of the actual building constructed by Paul Ford and designated as the Wapato Inn, I grew up in this building and have been living here in retirement for the past 17 years. I have used the newspaper

articles about the original building and my first-hand observation of the changes that were made by M. E. Field in 1917 and the changes made by my father in 1971. The changes made by M. E. Field to turn the Inn into a personal residence are evident doorways no longer in use and in changes in materials for a new wall separating what I believe was originally a large drafting room into two bedrooms on the first floor. And I personally observed the enclosure of one-half of the front porch by my father in order to give my mother's parents a sitting room of their own when they joined the household for their last few years.

Owners and Residents

As a point of interest, I will identify the different owners and family residents as well as some of the visitors at the Wapato Inn.

Owners

Paul N. and Mary G. Ford, Purchased lots 26, 27 of block 33 from LCLC on March 19, 1914, and built Wapato Inn during 1914.

Paul N. and Mary G. Ford, Purchased lot 25 of block 33 from LCLC on May 20, 1915.

Lake Chelan Land Company (President LeRoy M. Backus), purchased all three lots and the Wapato Inn on August 12, 1916.

Lake Chelan Land Company was legally declared bankrupt on September 13, 1917. Walter M. Olive of Cashmere (my cousin on my mother's side) was appointed to administer all company assets.

All remaining assets were sold at auction to Chelan Orchards Company (Seattle) for $325,000.

Lots 25, 26, 27 of block 33 and the Wapato Inn were sold to Elmer and Minnie McReynolds of Wenatchee for $1,200 on May 1, 1937. Minnie McReynolds was related to the Fort family in Manson.

The McReynolds were legally declared bankrupt on March 19, 1941 with Daniel S. Evans of Wenatchee appointed as Referee in Bankruptcy.

Lots 25, 26, 27 and the home were sold for an unspecified amount (a Declaration of Homestead dated January 25, 1941 placed a value on the properties of $1,000) to Modest and Dorothy G. Peters on August 22, 1945.

The lots and home remain in the ownership of Modest and Dorothy Peters' still-living children, Don and John Peters. John has lived in the home since August 2003, following Dorothy's death in May 2003.

Family Residents

Paul N. and Mary E. Ford, owners.

Merrit E. (57) and Martha (45) Field, their children Hal (14), Martha Joy (9), and Walter (6) and Martha's brother John Ohlhausen (49), by lease, 1917-1921. Residents per 1920 Census.

In the 1920 census Harry Saddler, age 64; his wife Mary, age 49; his two sons James, age 21, and Perry, age 20; and his daughter, Lillie, age 9, were living together at Tunk Creek, Okanogan, Washington. The entire family seems to have moved to Manson in late 1920 or early 1921 and leased the house from

Chelan Orchards Company when the Field family moved away. The Saddler family seems to have run the building as the Saddler Hotel or the Manson Hotel as well as living there themselves, accommodating the needs of the Chelan Orchards Company which continued to need temporary lodging for potential land buyers coming to Manson. The two sons moved to Idaho sometime after a disastrous fire destroyed the Saddler saw mill on Manson Bay and Harry, Mary and Lillie also moved to Idaho in 1927 or 1928.

Chelan Orchards Company continued to use the building as an office and sales headquarters and rental and temporary lodging facility for almost another ten years. Diamando (Manda) Tagas, daughter of John and Helen Tagas, relates that her father told her that he rented a room in the former Wapato Inn from 1927 into 1930. There is anecdotal evidence that single school teachers stayed at the former Wapato Inn in the 1920's and/or the early 1930's. My cousin Vera Peters, later Riggins, referred to the old hotel as a teacherage, which she explained was a home for single school teachers when she was growing up in Manson. Vera graduated from Manson High School in 1933.

Elmer and Minnie McReynolds purchased the properties for $1,200 on May 1, 1937. Minnie was a relative of the Forrest Davis family of Wenatchee and of the Harold Fort family of Manson. The McReynolds hosted numerous events at the former Wapato Inn for this broad array of relatives, of which many photos remain. From the memory of Alice (Fort) Killian, it appears that Elmer built a wooden model of the house on the concrete extension of the front right of the lawn. One photograph remains of this approximately six-foot by four-foot by four-foot model. Later, Modest Peters sold the model to an interested buyer from Seattle. Elmer also build a model stone castle on the lawn extension on the left front side of the house. It eventually fell apart from the Peters children playing on it.

Modest and Dorothy G. Peters purchased the property on August 22, 1945, and moved in with their four children, Ed (12), Barbara (7), Don (3) and John (1).

<u>Wapato Inn Visitors</u>

LeRoy M. and Mrs. Backus (Seattle), President Lake Chelan Land Company and Lake Chelan Irrigation Company

Manson F. and Mrs. Backus (Seattle), Head of National Bank of Commerce and chief investor in the Manson Project

Joshua and Mrs. Green (Seattle), at this time a wealthy shipping fleet owner, Joshua purchased the Peoples Savings Bank for $200,000 in 1925 and in 1927 devoted himself solely to banking. Secretary to the Lake Chelan Irrigation Company.

W. L. and Mrs. Swalwell (Everett),

John F. and Mrs. Jensen (Everett)

August 22, 1916, *Mary Roberts Rinehart, author, her husband, Stanley Marshall Rinehart and their three sons, Stanley Jr., Frederick and Alan.*

SPECIAL WARRANTY DEED

Arthur T. Watkinson, as Trustee and the Lake Chelan Land Company, a corporation,
to
Paul N. Ford

Dated: August 1, 1916
Filed: September 21, 1916
Recorded: Bk. 125; Pg. 250
Consideration: $1.00

Recites: That the first parties remise, release and convey unto the second party, and to his heirs and assigns, the following described land in Chelan County, Washington, to-wit:

(With other lands not here under search.)
Lots Numbered Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block Three (3); of the City of Manson, according to the supplemental or replat of Manson.

To have and to hold, etc., forever.
The present deed is given by said Arthur T. Watkinson, as Trustee, pursuant to the terms of a certain Quit-Claim Deed in Trust, recorded December 6, 1915, in Book 120 of Deed Records at page 184 in the Auditor's Office of Chelan County, Washington, and is given by said Lake Chelan Land Company to confirm and convey to the said grantor herein the title to the said above described property.
And the said first parties for themselves, and for their successors or administrators, do by these presents covenant and agree to and with the said second party, his heirs, executors or administrators or assigns, that they hereby warrant and will defend the same (except as to the delinquency in payment of any general or special taxes) from any lien or incumbrance or act or failure of the grantors since the execution of the said Quit Claim Deed in Trust, above referred to.

(Corporate Seal)

Arthur T. Watkinson, As Trustee.
LAKE CHELAN LAND COMPANY
By F. H. Furey, President
Attest: Louise Jabelmann
Assistant Secretary

Acknowledged August 11, 1916 by Arthur T. Watkinson, known, before Thos O'Shaughnessy, Notary Public for Washington, residing at Manson. (N.P.S.Com. exp. Nov. 4, 1917.) State of Washington, County of Chelan, ss.
Acknowledged August 11, 1916 by F. H. Furey and Louise Jabelmann, known to be the President and Assistant Secretary, respectively, of the Lake Chelan Land Company, the corporation that executed the within and foregoing instrument, and who on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation, before Thos. O'Shaughnessy, Notary Public. (N.P.Seal) State of Washington, County of Chelan, ss.

WARRANTY DEED

Paul N. Ford and Mary E. Ford,
his wife,
to
Lake Chelan Land Company.

Dated: August 12, 1916
Filed: August 15, 1916
Recorded: Bk. 125; Pg. 162
Consideration: $1.00

Recites: That the first parties grant, bargain, sell, convey and confirm unto the second party, and to its successors heirs and assigns, the following described land in Chelan County, Washington, to-wit:

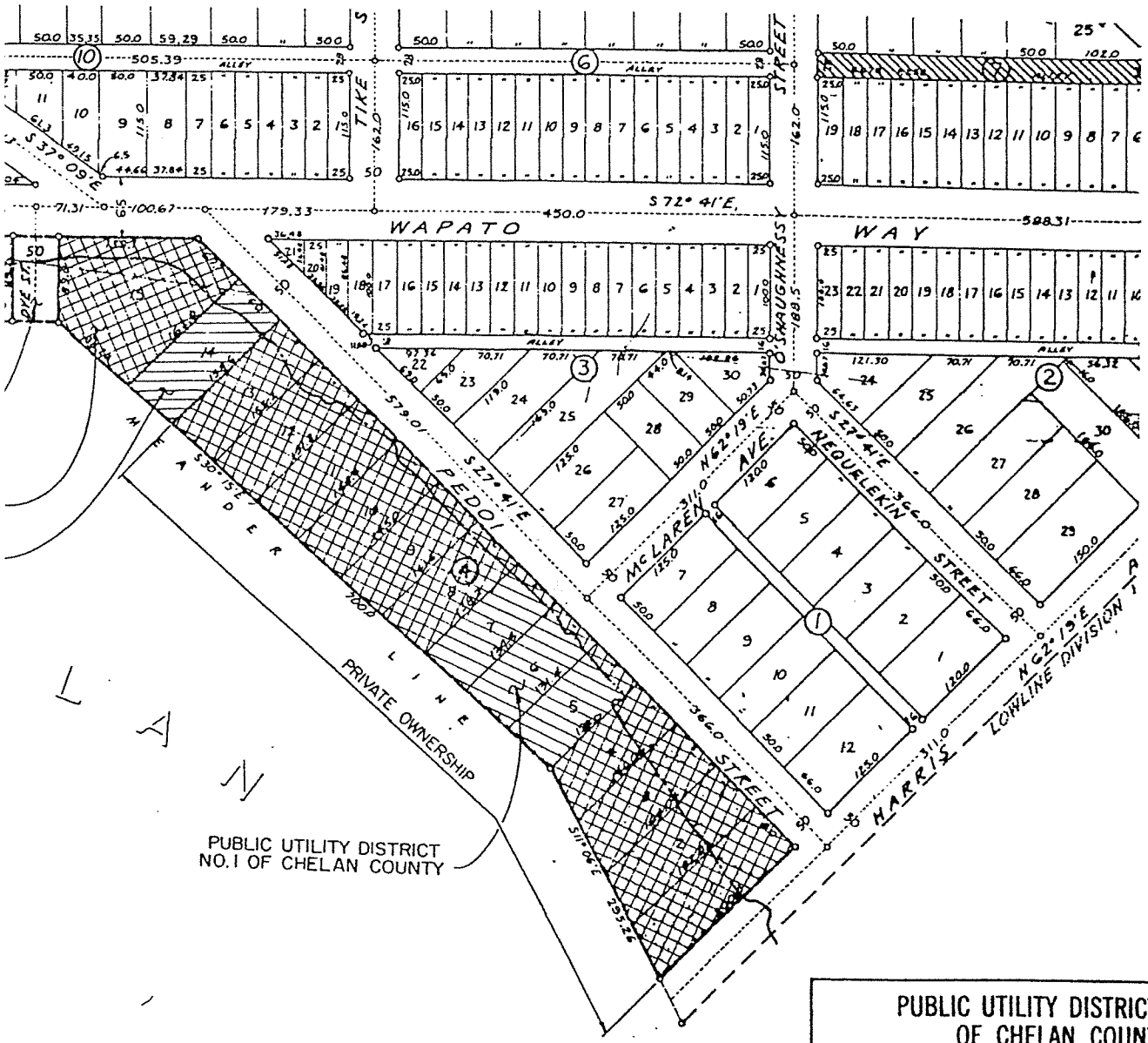
Lots Numbered Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block Number Three (3), and Lot Numbered Eight (8) in Block Number Four (4) of the City of Manson, supplemental plat.

To have and to hold, etc., forever.
Covenants: Shall and will warrant and forever defend.

Paul N. Ford
Mary E. Ford

Acknowledged August 12, 1916 by Paul N. Ford and Mary E. Ford, his wife, known, before Thos. O'Shaughnessy, Notary Public for Washington, residing at Manson. (N.P.S. Com. exp. Nov. 4, 1917.)
State of Washington, County of Chelan, ss.

28



PUBLIC UTILITY DISTRICT No. 1
OF CHELAN COUNTY

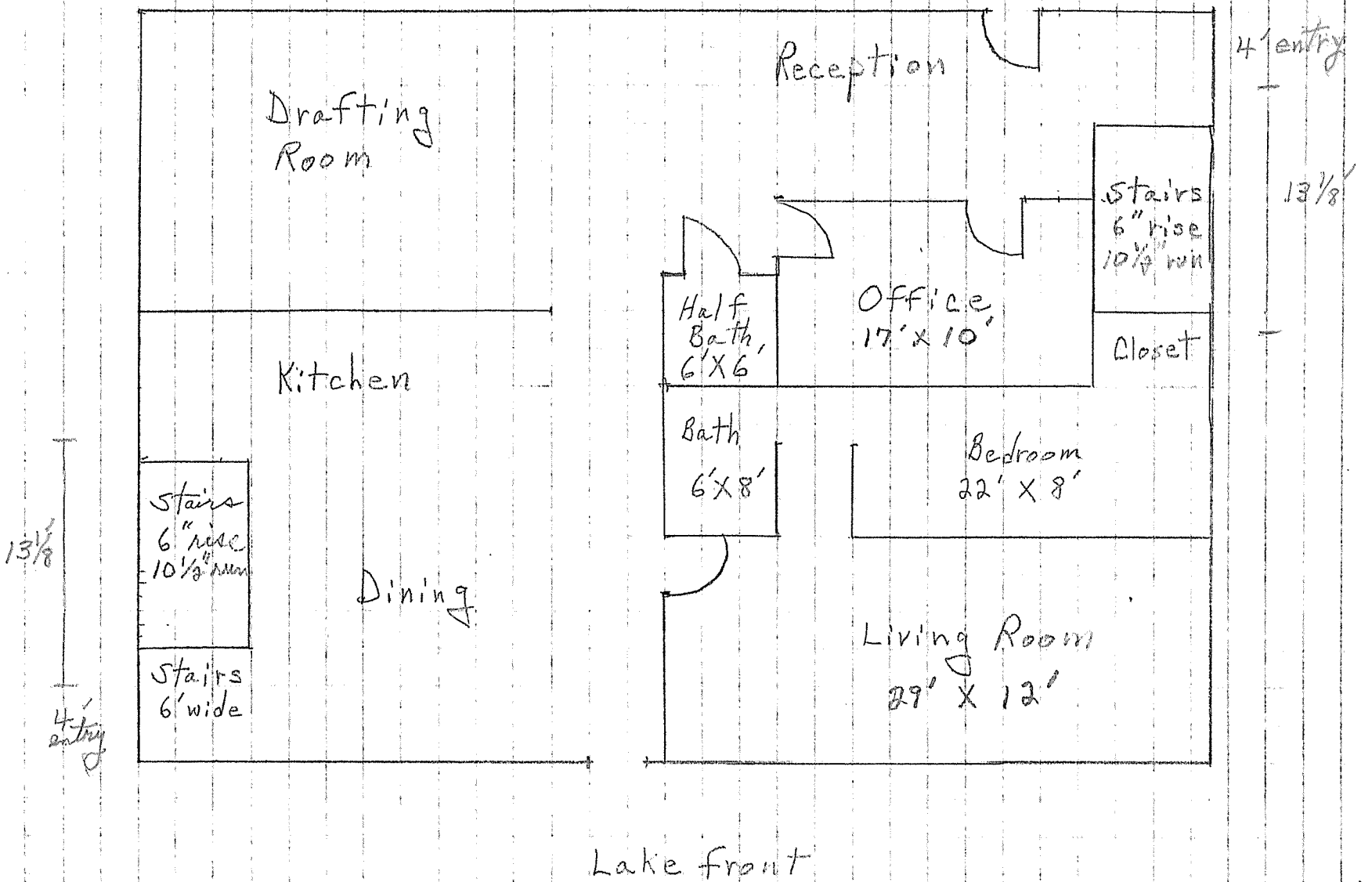
PROPERTY OWNERSHIP
Figure 9

Date	Scale	Drawn	No.

LeRoy Backus' Headquarters / Hotel Plan - 1911

First Floor Components

57' X 40' Footprint

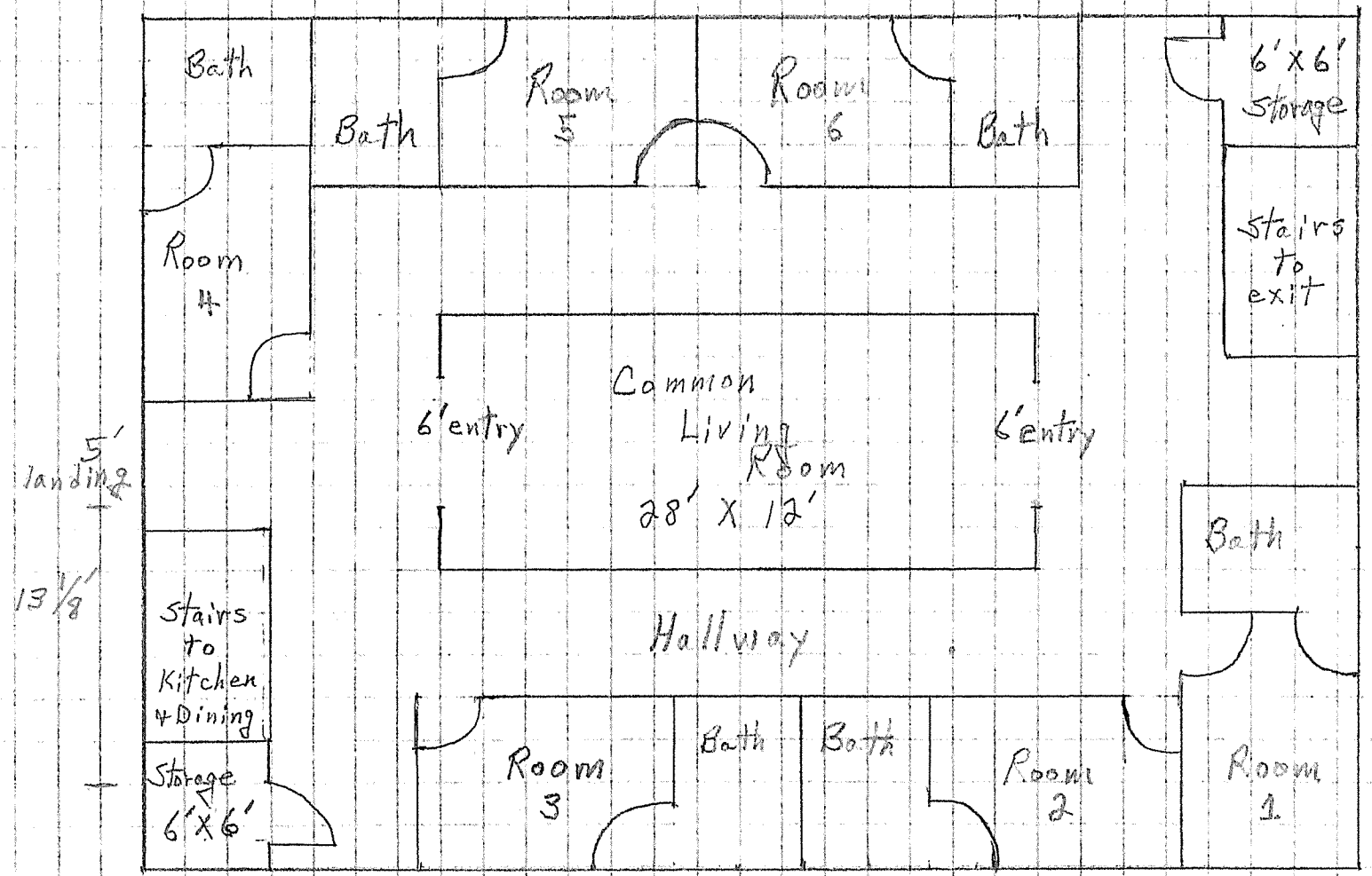


John V. Peters
Nov. 7, 2020

LeRoy Backus' Headquarters/Hotel Plan - 1911

Second Floor Components

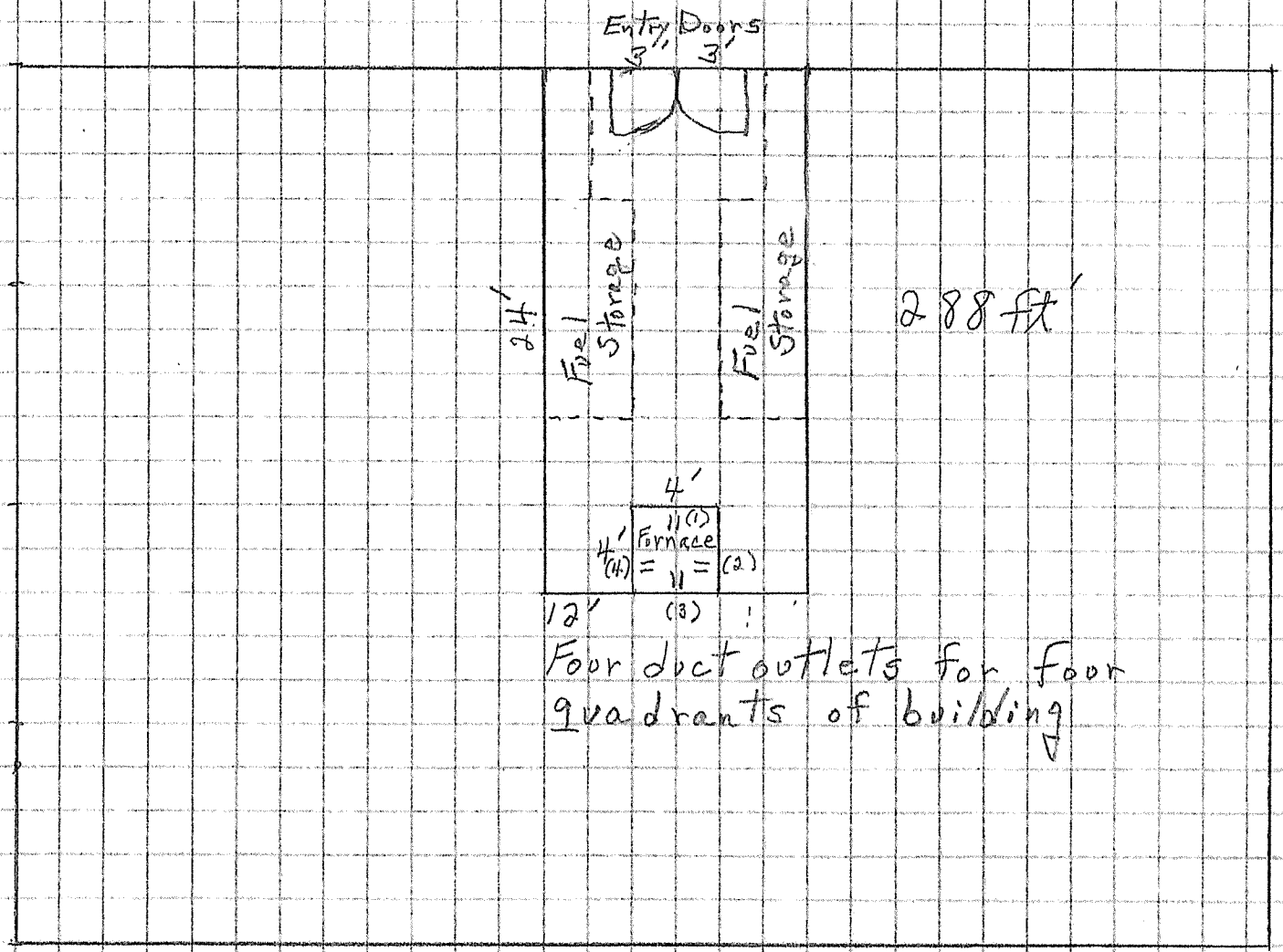
57' X 40' Footprint



John V. Peters
Nov. 7, 2020

LeRoy Backus' Headquarters/Hotel Plan - 1911

Underground Furnace Room Components



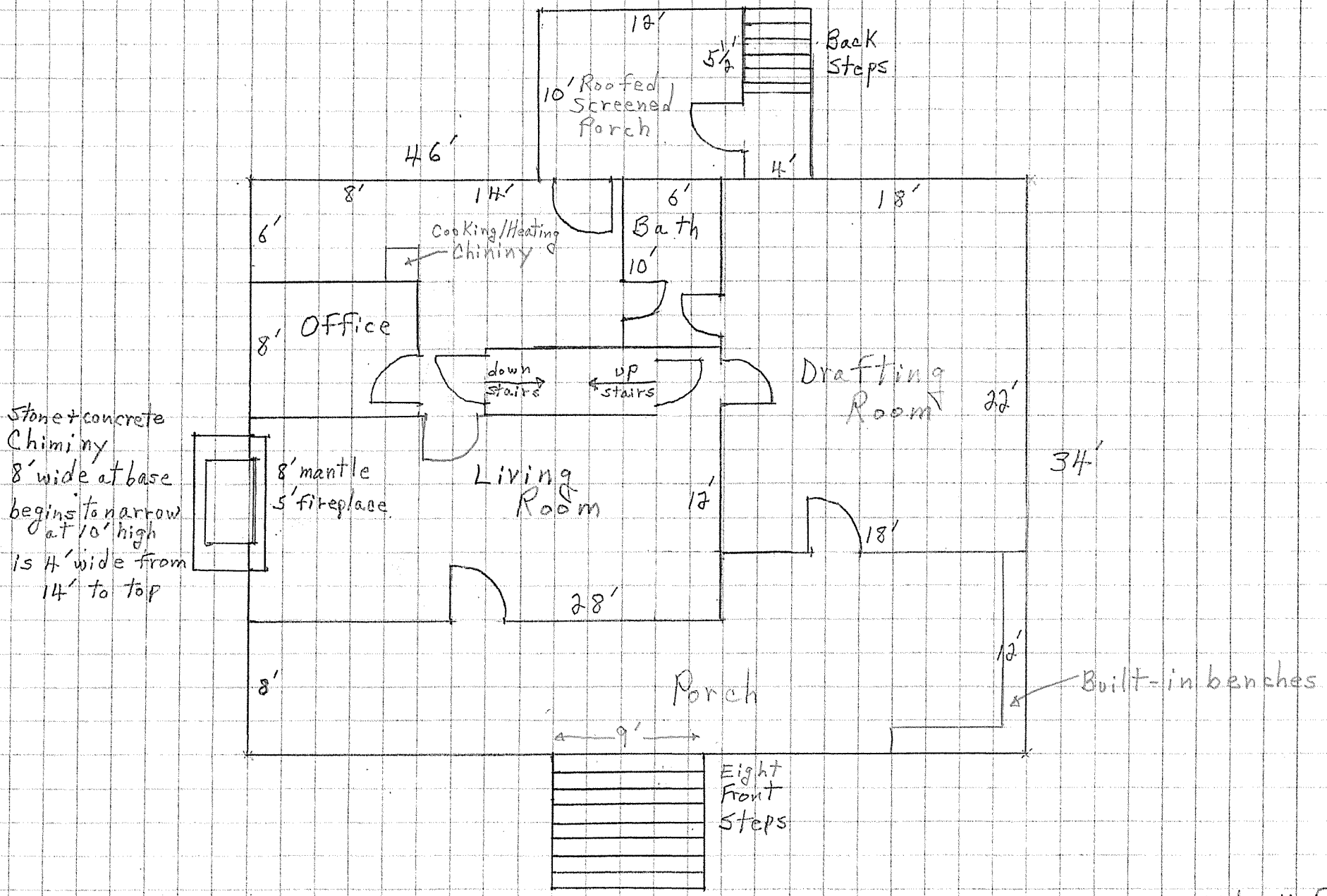
Four duct outlets for four quadrants of building

Lakefront

John V. Peters
Nov. 7, 2020

Original Design of Wapato Inn - 1914/1915

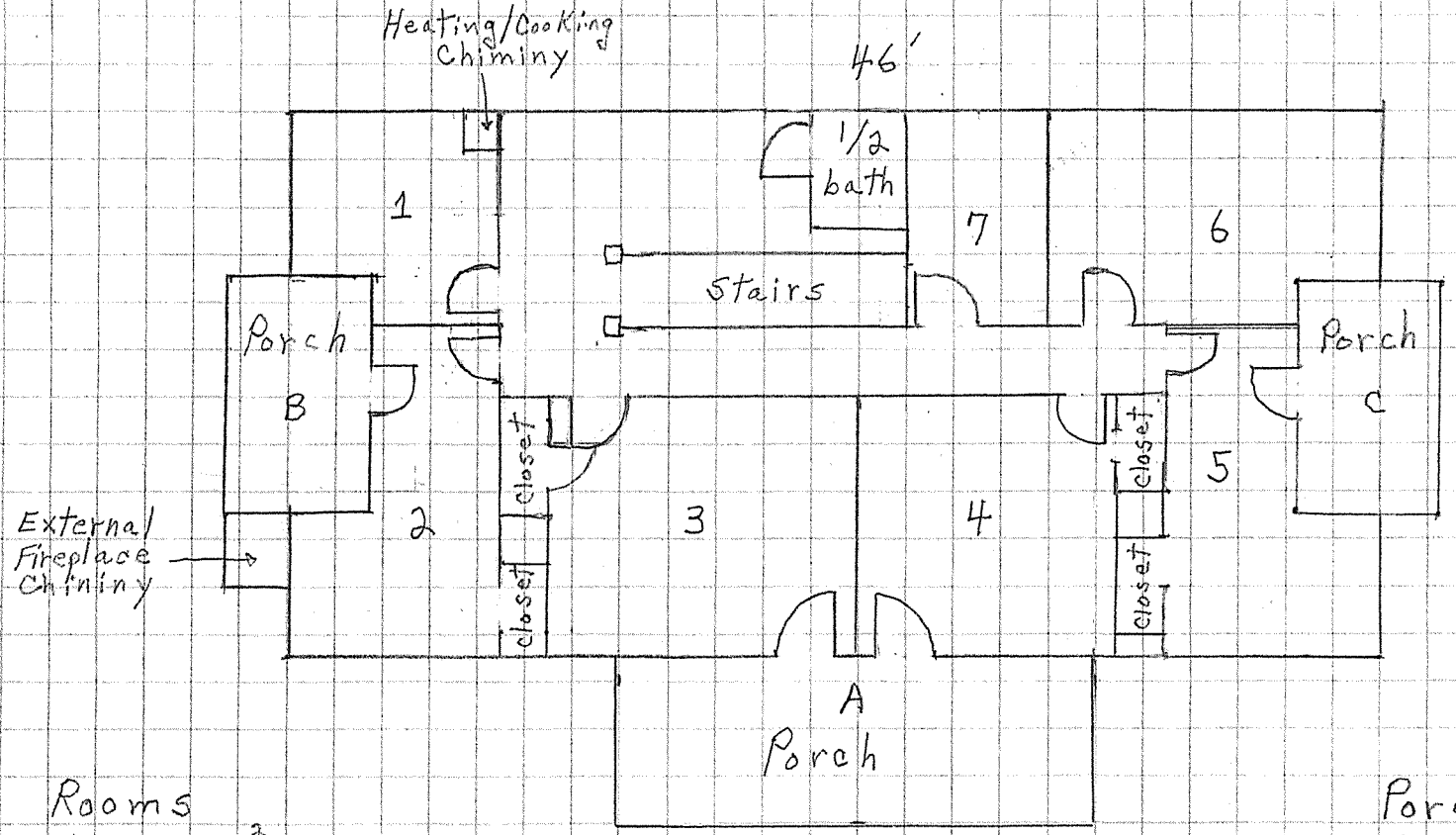
Main Floor



John V. Peters
Nov. 8, 2020

Original Design of Wapato Inn - 1914/1915

Second Floor



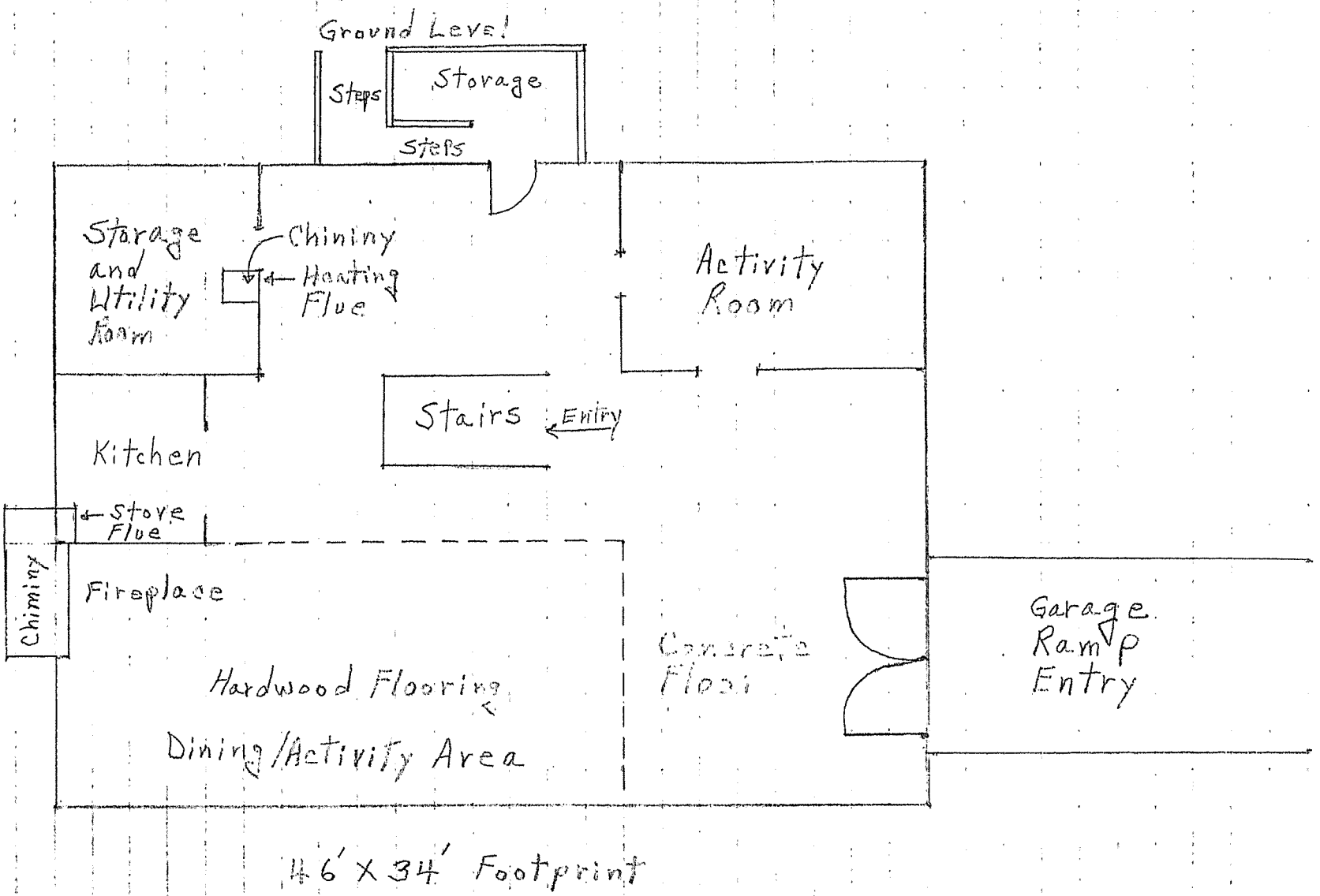
Rooms	
1	68 ft²
2	100 ft²
3	144 ft²
4	120 ft²
5	100 ft²
6	104 ft²
7	52 ft²
bath	20 ft²
Σ	708 ft²

Porches	
A	140 ft²
B	60 ft²
C	60 ft²
Σ	260 ft²

John V. Peters
Nov. 10, 2020

Original Design of Wapato Inn - 1914-1915

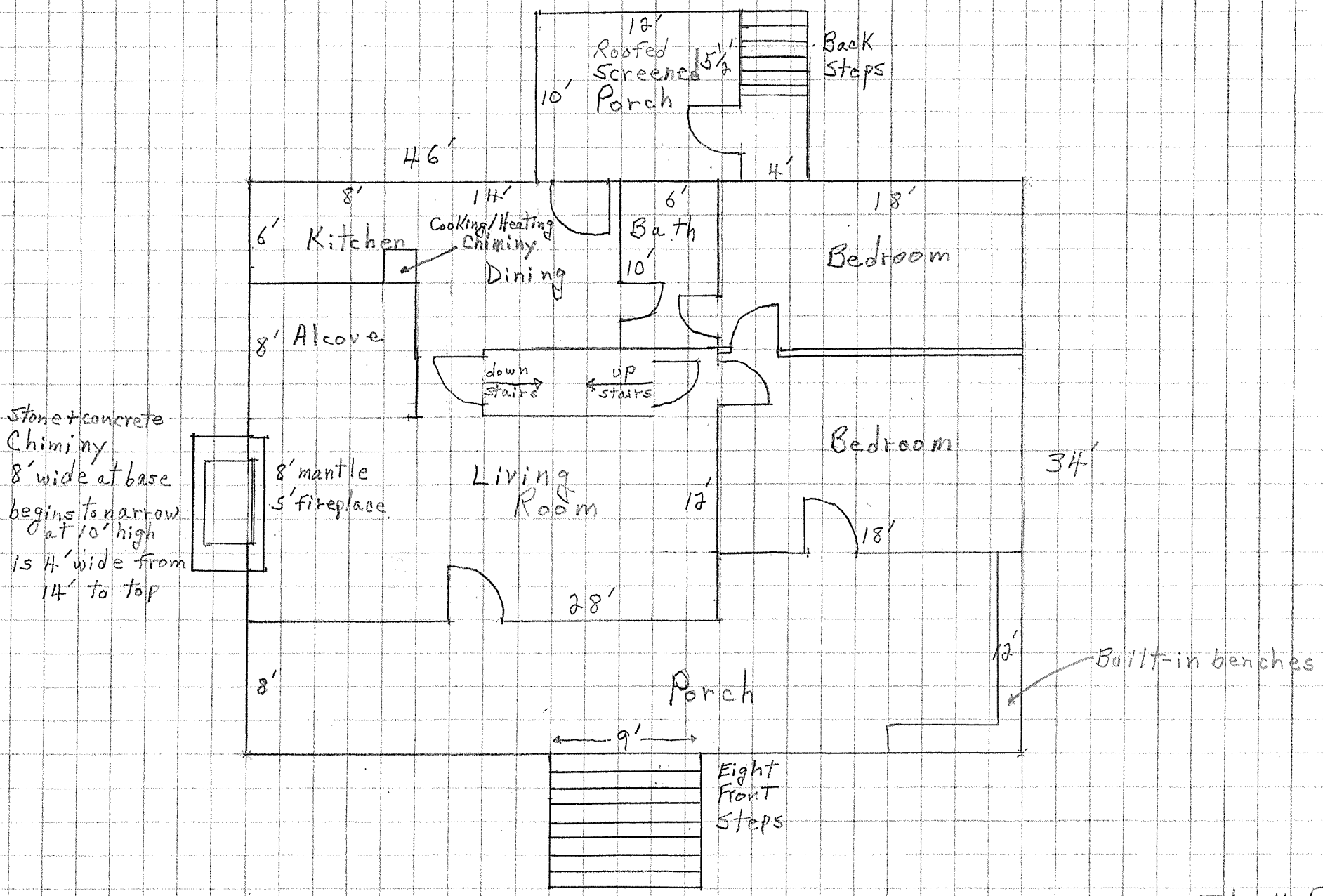
Daylight Basement Level



John V. Peters
Nov. 10, 2020

M.E. Field Residential Remodel of Wapato Inn - 1917

Main Floor

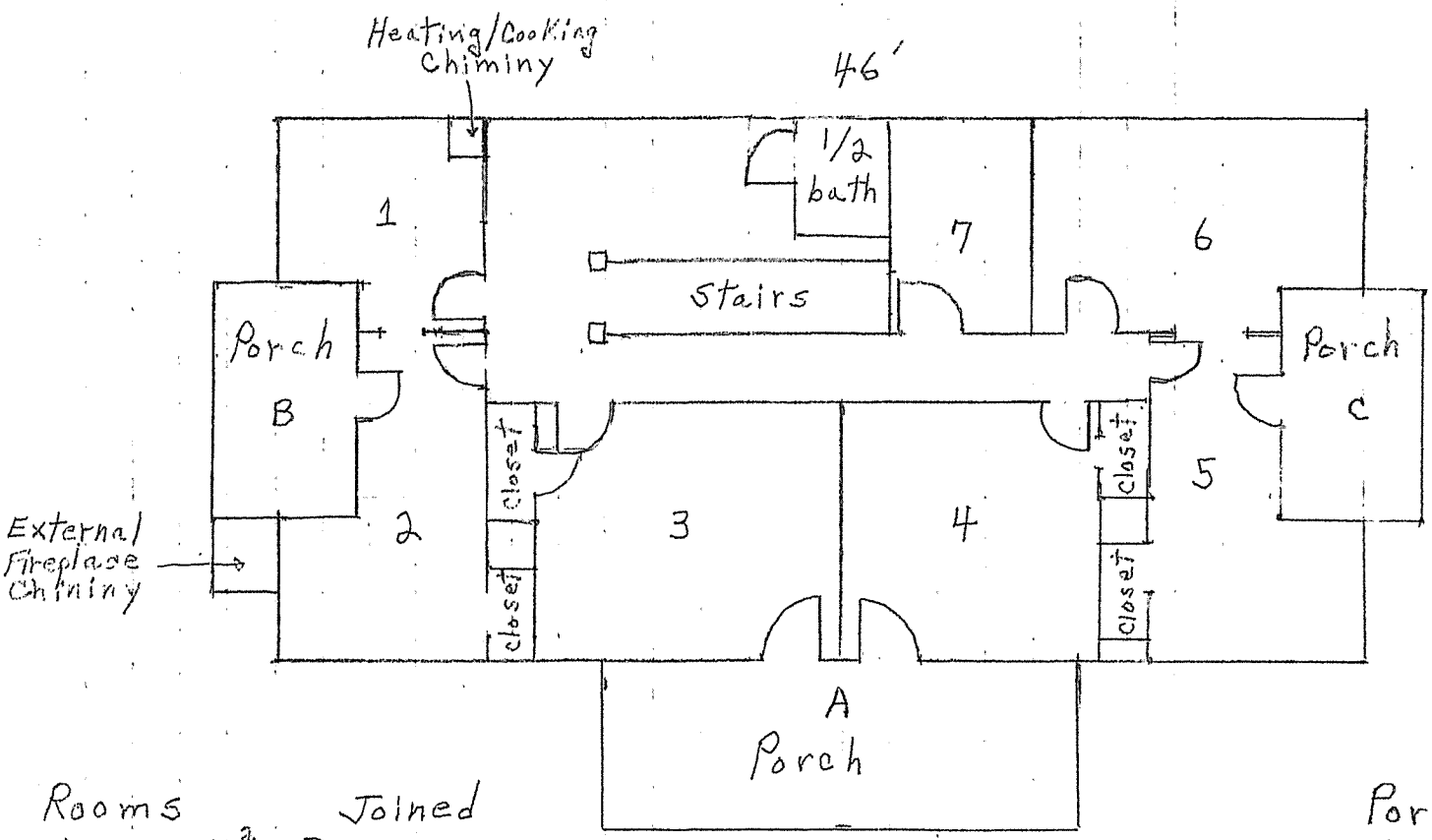


Lake Front

John V. Peters
Nov. 8, 2020

M. E. Field Residential Remodel of Wapato Inn - 1917

Second Floor



Rooms		Joined
1	68 ft²	168 ft²
2	100 ft²	
3	144 ft²	
4	120 ft²	
5	100 ft²	204 ft²
6	104 ft²	
7	52 ft²	
bath	20 ft²	
Σ	708 ft²	

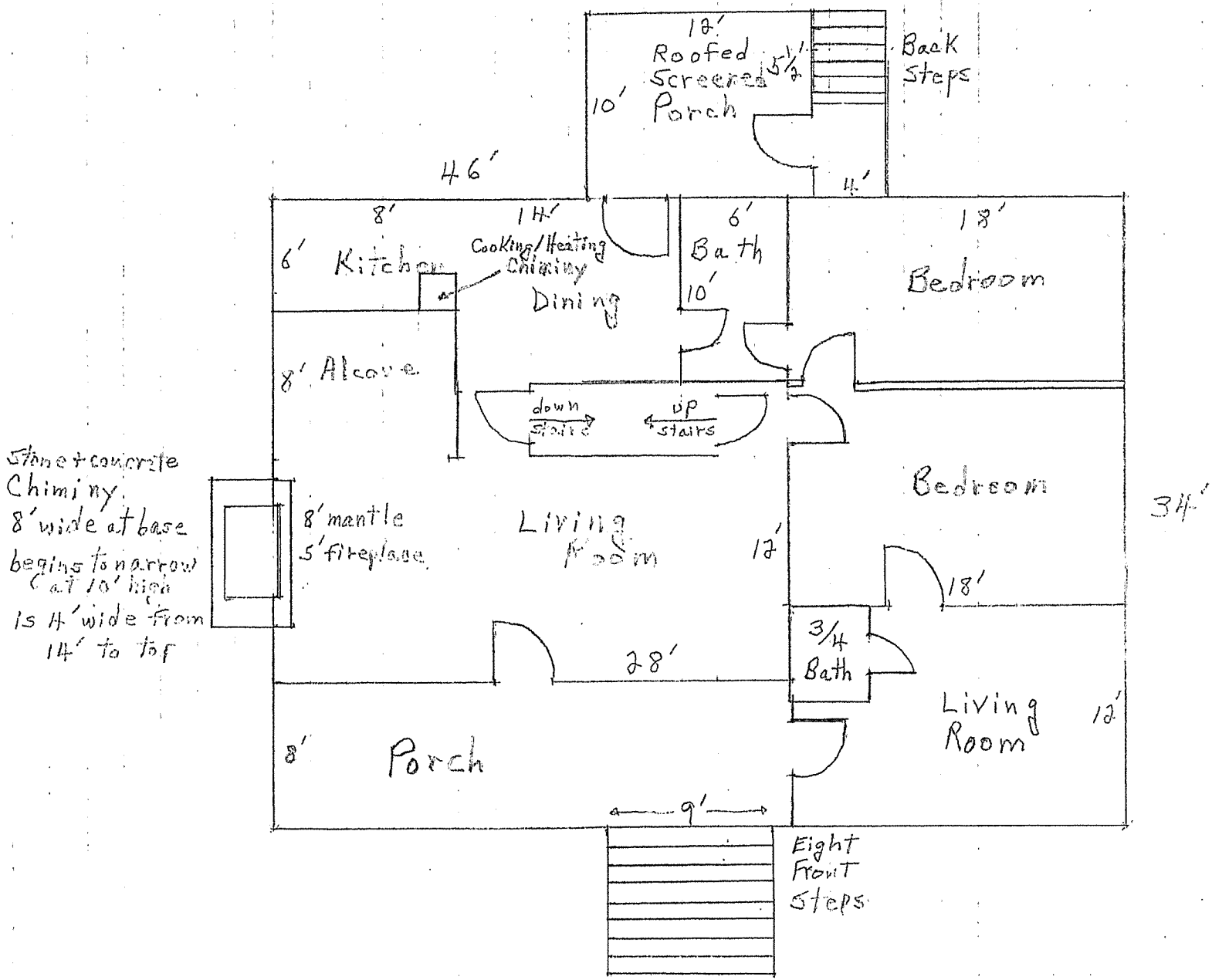
Lake Front

Porches	
A	140 ft²
B	60 ft²
C	60 ft²
Σ	260 ft²

John V. Peters
Nov. 10, 2020

Modest Peters Residential Remodel of Wapato Inn – 1971

Main Floor



Lake Front

John V. Peters
Nov. 8, 2020

The Wapato Inn

By John V. Peters

I want to give the history of the Wapato Inn at Manson. Built in 1914 and operated until 1937, with a five-year hiatus as a private residence from 1917 through 1921, the Inn was intimately associated with the Lake Chelan Land Company and later with the Chelan Orchards corporation. These two corporations developed and sold orchard land and town site lots in Manson. Before giving the history of the Inn, I want to set the scene leading to the construction and operation of the Wapato Inn as described in The Chelan Leader newspaper in 1912.

The Wapato Project[1]

A few days ago President LeRoy M. Backus of the Lake Chelan Land company, the promoters and builders of the Wapato irrigation project in the Lake Chelan valley, picked from a thrifty young apple tree growing not far from the Wapato mission church several fine red Rome Beauty apples. The tree is less than eighteen months old, reckoned from the time of permanent planting; and only two years ago the land where this tree is now growing lay just as it came from the hand of Nature. Up to that time it had known no other crop than sagebrush, bunchgrass and wild mountain flowers; it had furnished food for no other living creature than the sleepy-eyed siwash cayuse; it had been the home only of the birds of the air and the insects of the earth.

From a ten acre tract of this same land Leonard Olive harvested 2000 sacks of potatoes this year, besides a large quantity of corn, carrots, cabbage and other garden produce all of which was planted only three rows in each open space between two rows of young trees. And from some of the same land used by Post & Sons for a nursery, fifty potatoes, all large enough to be used, were dug from one hill a few days ago.

Water, put upon the land by an enterprising development company with capital to back the enterprise, has made the change.

This is a brief story of how ten thousand acres of land in the best apple growing district on the American continent is being transformed from an unproductive waste into one of the biggest and finest orchards in the world.

Hundreds of men and scores of teams have been employed continuously since early spring.

The work accomplished includes everything in the line of the construction of an irrigation system and the reclamation of irrigable land. Flumes have been built, pipelines laid, canals excavated, dams constructed, and hundreds of acres of land have been cleared, broken and planted to orchard trees. And many miles of wagon road, the best in the valley, have been built.

---

[1] "The Wapato Project" is a long article in The Chelan Leader of November 21, 1912, from which I am quoting only a few paragraphs and lines.

In Indian allotments lands secured through the United States government and in homestead lands purchased from white settlers, the Lake Chelan Land company has acquired approximately 7,000 acres of land lying under the proposed canals of the irrigation project. Of this about 6,000 acres is classed as tillable orchard land. One thousand acres is waste land. Besides the company's holdings there are about 4,000 acres of irrigable and tillable land under the project which is still owned by original settlers and homesteaders, making a total area of 10,000 acres under the irrigation system as it will be constructed in accordance with present plans.

The greater part of the work of clearing and breaking the land and planting trees has been done under the supervision of Leonard Olive.

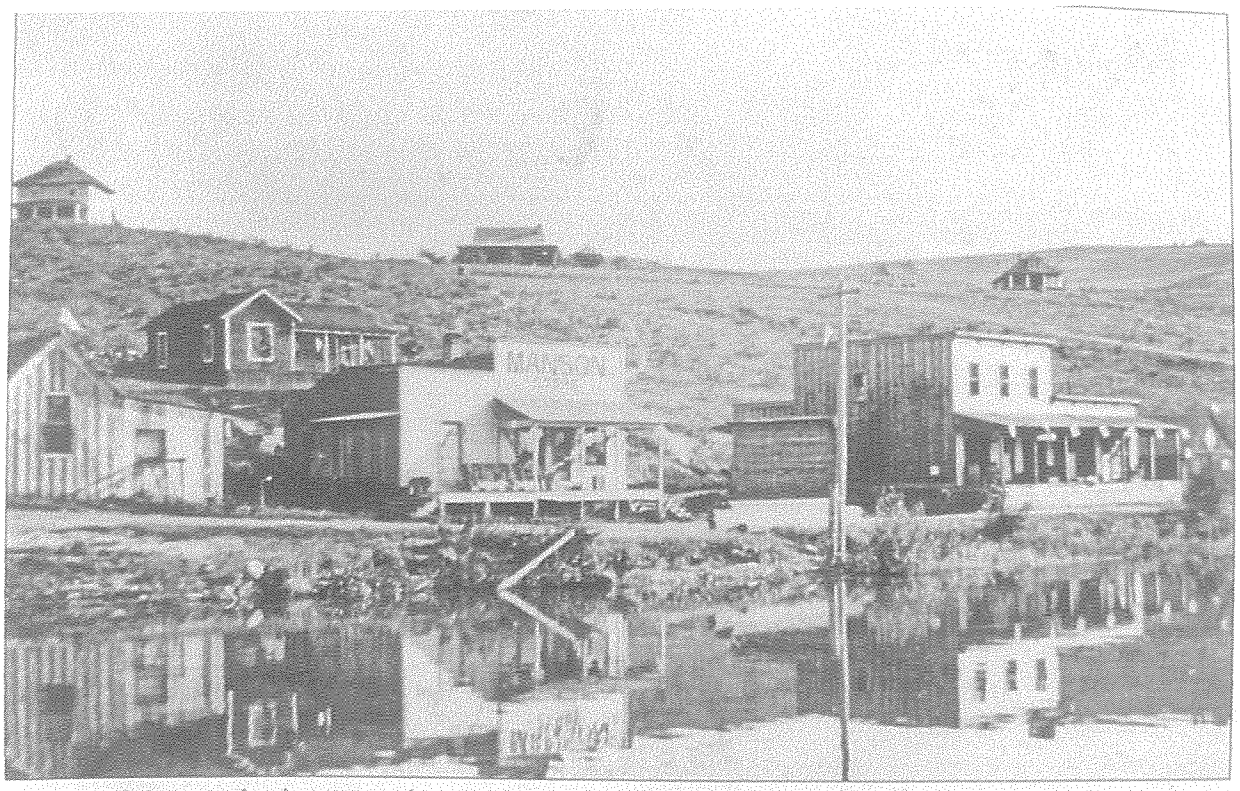
Mr. Olive, who formerly lived in Cashmere, arrived here rather late in the spring of 1911 to take charge of the agricultural end of the development of the project, which was then just beginning to assume definite form.

The marking out of rows for planting was done on engineering principles. The trees are set on the diagonal twenty-six feet apart each way, making an average of seventy-five trees to the acre. Five varieties of standard commercial apples were planted in equal parts—Winesaps, Staymen, Jonathan, Rome Beauty and Delicious.

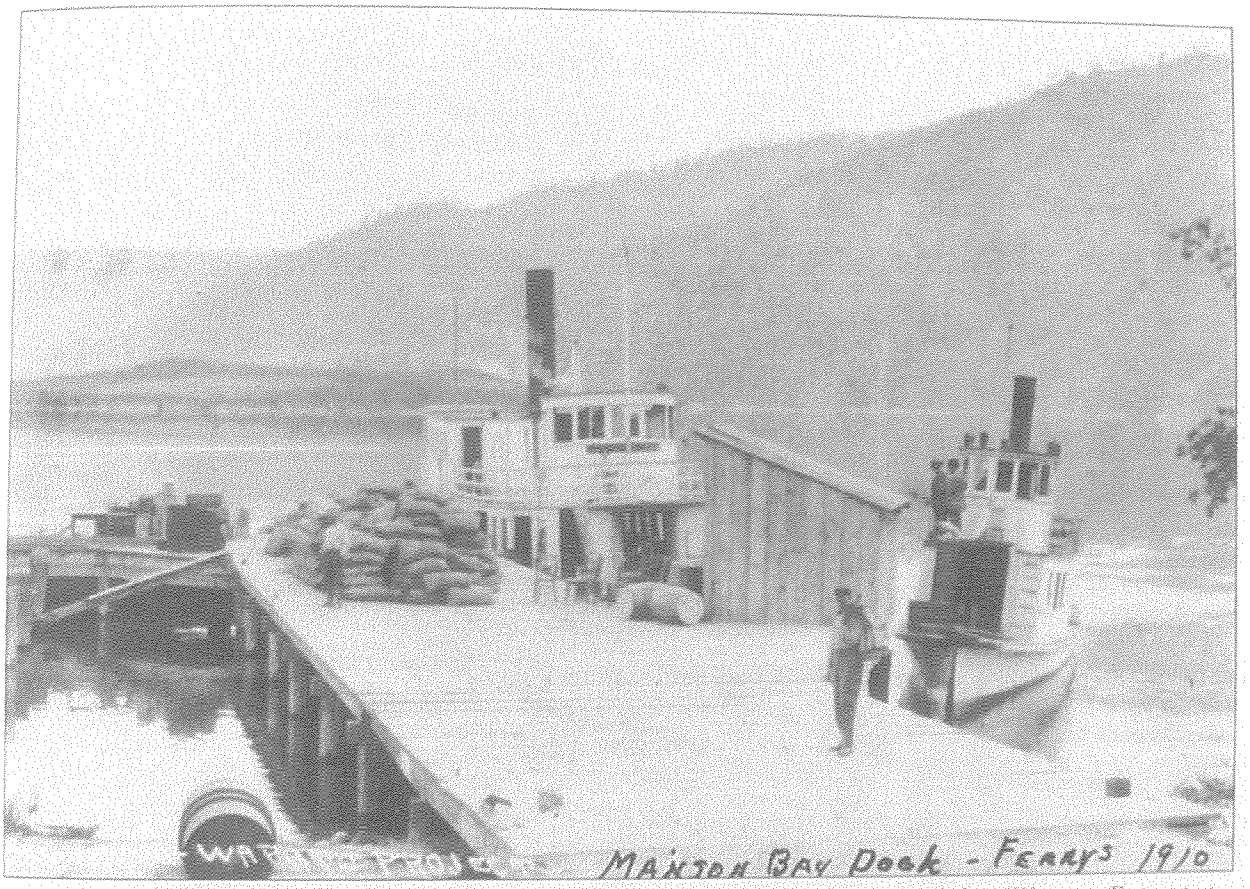
Mr. Olive has built an attractive lakeshore home in the town of Manson.

At the townsite of Manson there has also been much improvement this year. A. A. Watkinson established a general store there early in the summer and has been doing a thriving business. Several new residences and a school building have been erected during the summer. A post office has also been established there.

Following are two photos of early Manson from Images of America: Lake Chelan Valley, page 77. The first shows the shoreline of Manson bay with its tiny business community. The second, also available in Glimpses page 39, shows the large boat dock located on the up lake curve of Manson bay to the east of the business community; Wapato Point, the western curve of Manson bay, is clearly visible in the background. The large pile of sacks on the dock awaiting loading on the boat almost certainly contain potatoes grown between the rows of young apple trees. These photos illustrate the sparse nature of buildings in the Manson community in the early years following the founding of the town in the summer of 1911. And it reflects the fact that the main means of transport of goods at the time was by boat. Since the Lake Chelan Land Company was eagerly seeking to sell lots in the new town as well as orchard tracts to agricultural and business pioneers, one can see the need for some kind of housing to accommodate visitors and potential buyers.



By 1914, Manson had a general store with a post office inside, a barbershop, Blanchard's Eating House, a drugstore, and a land office. The Sherman Bell house is seen on the upper left. (From the Irma Keeney collection; courtesy of Dennis King.)



In 1910, a ferry ran between Manson and the First Creek area across the lake. Wapato Point is in the background. (From the Irma Keeney collection; courtesy of Dennis King.)

First Plans for a Hotel in Manson

LeRoy Backus of Seattle, President of the Lake Chelan Land Company, founded the town of Manson on the north shore of Lake Chelan in the summer of 1911.[2] LeRoy platted, founded and named the town of Manson in honor of his father, Manson F. Backus, who was then President of the National Bank of Commerce in Seattle and personally a large investor in the Wapato project.[3]

The Chelan Leader, August 24, 1911 carried the following article.[4]

[2] "The Lake Chelan Land company's engineers are engaged this week at staking out the townsite of Manson." The Chelan Leader, August 17, 1911.

[3] Background on Manson Backus can be found in Gold Horizon: The Life Story of Manson F. Backus, Forty-five years a Banker in the Pacific Northwest by N. R. Knight (Seattle: Dogwood Press, 1937), and John V. Peters, "Manson F. Backus: His Life and Legacy", published in History Notes, 2011 by the Lake Chelan Historical Society.

[4] The Chelan Leader of August 24, 1911 is missing from the bound copies of The Chelan Leader held by the Lake Chelan Museum and newspapers from this era are not held at the offices of the successor paper, The Chelan Valley Mirror. I found this article in the Chelan Valley Mirror of August 13, 1936 under the heading "25 Years Ago". None of the other August issues of The Chelan Leader contained the article, nor did the papers of the surrounding months. I conclude that the article must have been in the August 24, 1911 issue of The Chelan Leader.

Hotel At Manson

Bids have been asked by Leroy M. Backus, president of the Lake Chelan Land Co., for the construction of a hotel at the new town of Manson.

Plans were exhibited to the News man in the company's office one day this week.

The plans call for a two-story building, 57 x 40 in dimensions. The first floor is to contain an office and private apartments for Mr. Backus, which will include dining room, kitchen and bath room. The lower floor will likewise contain an office and drafting room. The second floor calls for a large living room surrounded by six bed rooms.

The rafters in the living room will be left bare to give it a rustic appearance. Underneath the floor a pit will be built in which a furnace will be installed.

The building will be of a bungalow style, and will be located in the most desirable portion of the new town.

For financial or other reasons this plan fell by the wayside and the hotel envisioned by Leroy Backus in August 1911 was not built. The hotel idea was not picked up again until 2 ½ years later.

Paul Ford, Builder and Owner of Wapato Inn

Not until 1914 was the plan given new life. On February 23, 1914 The Chelan Leader reported:

The frequently repeated report that a large hotel would be erected at Manson seems at last to have become a substantial reality. Paul Ford, the enterprising young engineer associated with the Lake Chelan Land Co., has plans drafted for a 15-room hotel on which work will begin soon.

The Chelan Leader, April 16, 1914:

The foundation for the new hotel will be completed this week and next week the superstructure will be started.

The Chelan Leader, May 7, 1914:

Work on the superstructure of the new hotel building is being pushed along vigorously with a large force of carpenters employed, and the roof will be on in about two weeks.

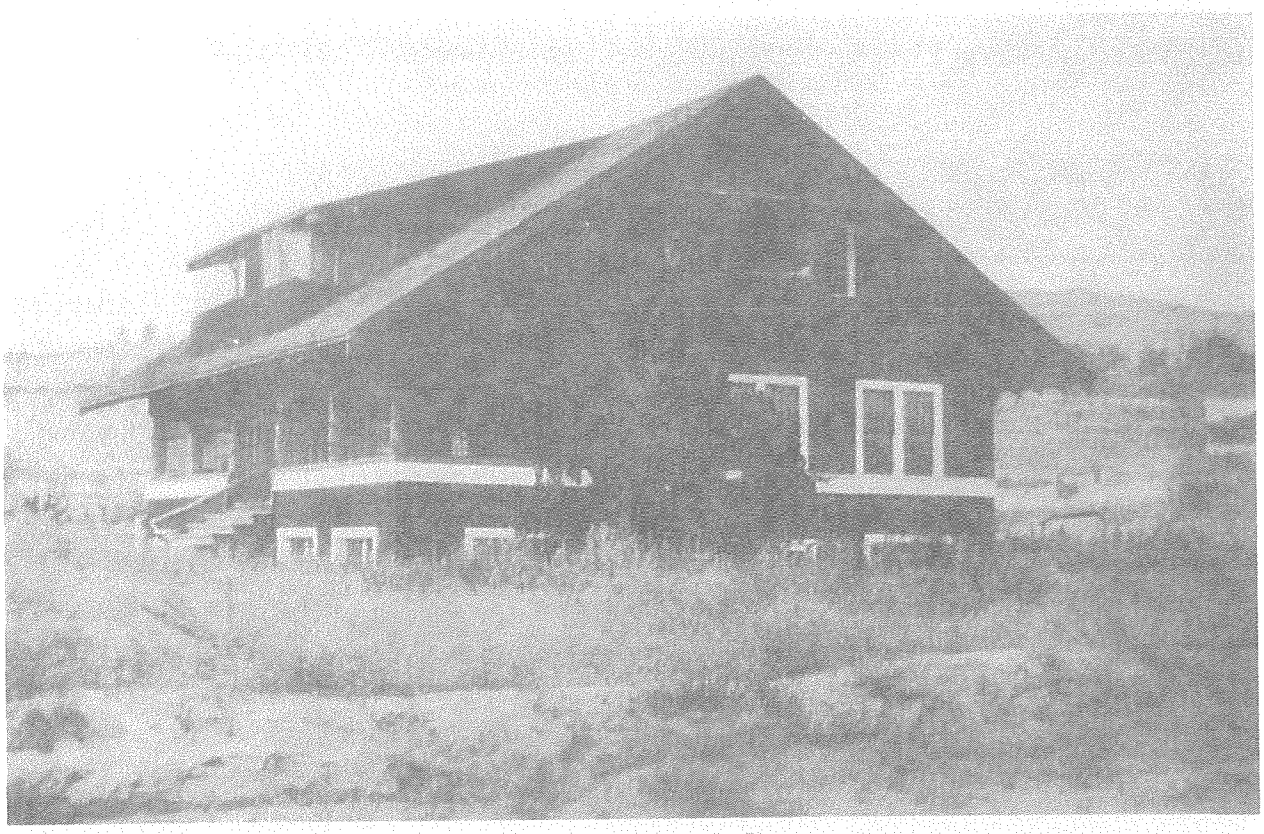
The Chelan Leader, May 21, 1914:

Work on the new hotel building is progressing steadily and very satisfactorily. The building, according to the new plans, will not be as large as was originally intended, but it will be much more attractive in exterior appearance and much better appointed in the interior than was provided by the original plans. The building affords only six guest rooms but it is the plan of the owner to build small cottages nearby as the demand for more room increases.

The Chelan Leader, June 11, 1914:

Work on the new hotel is progressing rapidly and the structure will be complete and ready for opening to the public on the fourth of July.

The following photo appears in Glimpses of Manson, page 46.



Old hotel (ca. 1915)

Who Was Paul Ford?

Paul Newcomb Ford was born November 20, 1886 in North Dakota to William Field Ford and Evangeline May (Underwood) Ford. His siblings were Don Sneath, Sannie May, Marjory Cary, Nellie White and William Field Ford, Jr. Their father died when Paul was 11 years old. Paul received a B.S. in civil engineering from Cornell College in Mount Vernon, Iowa on June 13, 1907. His travels from that time until June 1911 are traced by postcards he sent. In 1907 Paul visited Pennsylvania, North Dakota, Montana and Utah. 1908 found him in Utah, Colorado, Minnesota, North Dakota, Washington State, British Columbia, California, Mexico, Nicaragua, Panama and finally by ship to New York City. He then attended graduate school at Dakota Wesleyan University in Mitchell, South Dakota. From September 1909 to June 1911 Paul was teaching at Michigan State University in Lansing, Michigan.

In June 1911 he traveled in Canada and Montana. Paul's daughter, Eva, believes that her father and Carl C. Troxel first visited Lake Chelan in 1908 while they were traveling extensively together that year. According to Eva, Troxel kept a journal on the travels and Paul declared that the Lake Chelan area is "the most beautiful place in the world." Both men became early residents in Manson. In August 1911 The Chelan Leader picks up the story of Paul Ford in Chelan. Paul's mother had died in April of that year and Paul brought the two youngest of his siblings out to Chelan to live with him in a home he had rented on Woodin Avenue. Paul's sister, Sannie, was a recent college graduate and his brother, William Field or Bill, was 14 years old. In December, The Leader reports: "Miss Sannie Ford has gone to Wenatchee to take the teachers' examination. She has been engaged to teach the school at Deer Point." In 1913 or 1914 Sannie became the assistant postmaster in Chelan. In 1914 Sannie married Henry Kingman of Chelan and in 1916 the two purchased the Lucerne Hotel. Bill completed high school in Chelan and in 1924 he married Margaret Richardson of Chelan.

Paul married Mary Elizabeth Morrow of Mitchell, South Dakota, on December 10, 1912 and they came immediately to Chelan. Mary was born in 1890 and, after her mother died when she was three years old, she was raised by a well-to-do couple in Mitchell, Mr. and Mrs. J. T. Morrow. Mary graduated from Dakota Wesleyan University in 1912. In a transcript of an oral history tape made in 1978, Mary Ford recalled:

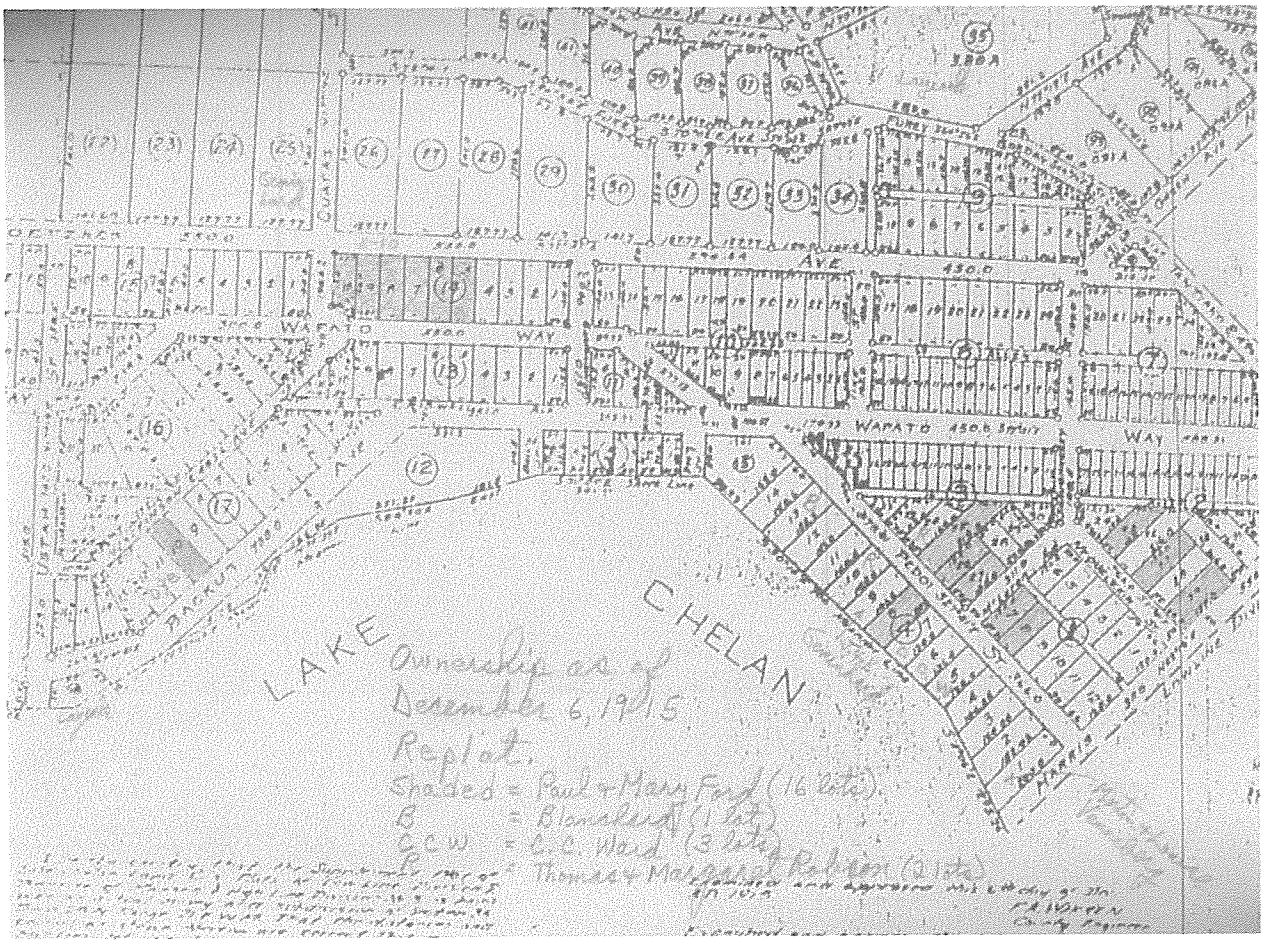
Well I never called it a hotel, but people did, well the thing was there was no place for people to stay when they came there. So they came to our house—it wasn't a hotel. Backus—he was the land company, they were millionaires in Seattle, came to our house to stay. I remember him sleeping on our couch, when the beds were all full. He slept on my couch many a time.[5]

Mary Ford is referring to LeRoy Backus, President of the land company, who visited Manson often and stayed at the Wapato Inn using it as his headquarters.

Continuing the Wapato Inn Story

The original Manson town site was re-platted in late 1915 and I am using this later plat to identify lot numbers.

[5] "Manson memories on oral history tape recorded in 1978 with Mary Ford," transcribed by Amy Perkins, on file in the Lake Chelan Museum.


LAKE CHELAN
Ownership as of December 6, 1915.
Replat.
Shaded = Paul + Mary Ford (16 lots)
B = Blanchard (1 lot)
C C W = C. C. Ward (3 lots)
WAPATO WAY
AVE

The Wapato Inn was built on lots 26 and 27 of block 3. The next lot to the east, number 25, was associated with the Inn and has remained so.

The Chelan Leader, January 21, 1915

That Manson is on a building boom is plain to be seen even by the knocker—if there is such a thing in Manson,--for in the past few months numerous residences have been built, along with the new hotel and school house and with the completion of the new creamery one can easily see that the hammer is constantly busy in Manson.

The need for rooms to rent in Manson is indicated by the following news story.

The Chelan Leader, March 4, 1915

Blanchard Hotel Reopened

Mrs. A. W. Blanchard wishes to announce that she has returned to Manson after an absence of several months and that the Blanchard Hotel is again open to the public.

The A. W. Blanchard property was lot 13 of block 4 on the waterfront of Manson bay, located about where a winter boat launch ramp now sits. All the Manson waterfront lots were flooded when the lake was raised in 1927.

Lake Chelan News-Leader, April 22, 1915

Paul Ford and family moved into their new bungalow just south of Wapato Inn last Thursday, having leased that cozy hostelry to Mr. and Mrs. George Cameron, experienced hotel people formerly of Seattle.

Paul and Mary Ford moved into the Wapato Inn but lived there for less than a year; their first daughter, Florence, was born at the Wapato Inn. Paul built the bungalow home referred to in the newspaper on lot 7, block 1, just across McLaren Avenue from the Wapato Inn. In 1915 Paul and Mary Ford owned the three lots associated with the Wapato Inn and thirteen more lots in the Manson town site, which I have highlighted on the town site map.[6]

We can trace the lineage of the McLaren Avenue bungalow in the newspaper. The Lake Chelan News-Leader of March 16, 1916 reports: "Mrs. Meyer and Miss Cavanaugh have moved into the Ford house near the lake shore." The Chelan News-Leader of December 18, 1919 carried this item: "Fred Phillips bought of Cal Brown last week the 10 acre tract of three year old trees and alfalfa, strawberries, etc. known as the Fred Taylor tract, opposite Morehead's highline division. The Brown's have moved into the Paul Ford house on the town site, purchased by them some time ago." The Cal Brown house later became the Willie and Wanda Miller house, and remains in the Miller family. County Assessor records show this house as having been built in 1913, but it seems more likely from the newspaper evidence that it was built in 1914 at the same time that the Wapato Inn was built and probably by the same workmen then employed by Paul Ford to build the Wapato Inn.

As for Paul, he seems to have moved into or built yet another home in March 1916 after moving out of his bungalow on McLaren Avenue. The Chelan News-Leader of November 16, 1916 reports: "Mr. Ford has the rock work started for a fireplace for his residence." The newspaper doesn't identify the location of this residence. Then on September 27, 1917 the newspaper reports: "Mr. and Mrs. Paul N. Ford and family are preparing to move to Chelan for the winter. Mr. Ford has accepted a position as Instructor of Manual Training and Physics in the Chelan High School." On September 12, 1918 we read: "Paul Ford is adding a large wing to his already good sized barn to take a car or two, a cow and a team." Then on November 7, 1918, the Chelan Leader reported: "Paul Ford was accepted on examination for a position in the engineer corps of the army of France, and has already gone to training camp. His family has gone to South Dakota to spend the winter with relatives. Their Manson home will be occupied by Mel Watkinson and family." World War I came to an end on November 11, 1918, a date now known as Armistice Day. On December 19, 1918: "Word has been received that P. N. Ford, who enlisted in the U. S. service and went into officer's training camp in Kentucky this fall, has joined his family, at Mitchell, S. D., and that they may return to Seattle for the winter." The Chelan Leader, March 25, 1920: "Paul Ford and family will take possession of the Kingman cottage, being vacated by Mr. Petty." And the News-

[6] The Trustee's Deed for the City of Manson re-plat was recorded December 6, 1915 and associated documents identify all of Paul and Mary Fords land holdings as well as those of a number of other property owners.

Leader reports on May 27, 1920: "Paul Ford has erected a small bungalow on the lake shore, and his family is expected soon. We are pleased to welcome Mr. and Mrs. Ford, for the summer at least." Perhaps this "small bungalow on the lake shore" was built on lot 8, block 4, just across Pedoi Street from the Wapato Inn. If so, it would have been dismantled when Lake Chelan was raised in 1927. In 1920 Paul and Mary Ford and their children had settled in Seattle.

The Heyday of the Wapato Inn—1915-1916

Lake Chelan News-Leader, May 27, 1915:

M. Cameron, of Wapato Inn, is figuring on serving ice cream and cake evenings and Sundays, as soon as the weather warms up.

For several days during the week, Mr. and Mrs. F. Backus [Manson F. Backus] and Mr. and Mrs. Joshua Green of Seattle, Mr. and Mrs. W. L. Swalwell and Mr. and Mrs. John F. Jensen of Everett, were the guests of Leroy Backus at Wapato Inn. All these people are financially interested in the project, and they were much pleased with the progress made in its development.

As was his original plan in 1911, LeRoy Backus was using the Wapato Inn as his home while in Manson and his headquarters for the Lake Chelan Land Company offices. LeRoy had a large home in Seattle next door to his father's mansion. LeRoy earned an A.B. degree from Harvard in 1902 and married Edith Helen Fredericka Boetzkes, an 1898 Columbia University graduate, on July 26, 1906. Edith taught German and French in the Brooklyn, NY, high school system before her entire family of six moved to Seattle, where she became head of the language department at the new Broadway High School in 1902. LeRoy and Edith married on July 26, 1906. Edith's younger brother, Harry W. Boetzkes, was an engineer who played a significant role with the Lake Chelan Land Company and has a street in Manson named after him, Boetzkes Avenue. The town also has a Ford Street, named after Paul N. Ford, and a Green Avenue, named after Joshua Green.

Joshua Green was, in 1915, a wealthy Seattle Puget Sound ship owner and maritime entrepreneur. He was born in a mansion in Mississippi on October 16, 1869 into a well-off family that was struggling to regain their foothold in reconstruction Mississippi after the civil war. His father, before the Civil War, had started a drug store in Jackson, Mississippi, and branched out to own a cotton mill and the J. and T. Green Bank. When Joshua was 16 years old, in1886, the entire family left Mississippi. Joshua was 17 years old when the family arrived in Seattle in late 1886. Joshua found jobs on Puget Sound steamers and discovered that he loved the work. He gained master and captain licenses and found partners with which to buy a boat and enter the steamer business. With his energy and business judgment he prospered with the rush of activity around Seattle and the Puget Sound region as far as Alaska. He became President of the La Conner Trading and Transportation Company and later merged with the Alaska Steamship/Puget Sound Navigation Company. Joshua Green was the Secretary of the Wapato Irrigation Company and large investor in the Lake Chelan Land Company. In January 1920 he came to Chelan and spent two days negotiating with Walter Olive, trustee of the bankrupt Lake Chelan Land Company and the Lake Chelan Reclamation District. In the end they agreed on a plan to transfer all the

assets and water rights accumulated by the Lake Chelan Water Company to the Lake Chelan Reclamation District.

Lake Chelan News-Leader, May 27, 1915:

The Wapato Inn has, as many predicted, outgrown its capacity. Arrangements have been made by Paul Ford to finish up the large airy basement for a kitchen, dining room and laundry, and the house will be enlarged by the addition of several bed rooms. Modern plumbing and heating apparatus will be installed and the whole building will be wired for light. This will make it second to no hotel on Lake Chelan.

Lake Chelan News-Leader, July 1, 1915, announces a change of management.

Mr. Swick and family moved into Wapato Inn last week and will run the inn in the future.

Lake Chelan News-Leader on July 15, 1915:

The improvements on the Wapato Inn announced a week or two ago are now under way. Much galvanized pipe, iron bath tubs, lavatory bowls and other plumbing material is on the ground and more arriving daily. Paul Ford is at Wenatchee looking up other supplies. Gordon's mill people are making deliveries via ferry of a quantity of lumber to be used in alterations.

In the same issue of the newspaper, we read this:

Evenings and Sundays during the balance of the summer Mrs. Swick will serve ice cream on the veranda of the Wapato Inn.

Lake Chelan News-Leader, July 22, 1915:

Mrs. Manson F. Backus and sister-in-law, Mrs. Max Piutti, Dean of Wells college of Aurora, N. Y., spent a few days on the lake this week.

The story doesn't say where the two stayed but it seems reasonable to think they stayed at the Wapato Inn, where Mrs. Backus had stayed with her husband and others just two months before.

Lake Chelan News-Leader, August 12, 1915:

Miss Louise Jabelmann of Cheyenne, Wyo., arrived on the jitney, with Mr. and Mrs. Backus Monday evening and will make her home at the Wapato Inn. Miss Jabelmann will act as stenographer in the company's office, the position formerly held by Miss Baldwin.

Lake Chelan News-Leader, August 19, 1915:

Mr. and Mrs. C. J. Christopher, of Wenatchee, and their guest, Mrs. Joseph Christopher, of Auburn, Ill., drove over in the former gentleman's car from the county seat on Monday, and are spending a few days at Wapato Inn.

Lake Chelan News-Leader, December 2, 1915:

Among the land seekers who have been quartered at the Wapato Inn the past week were A. D. Willbanks and Albert Hullman, of Springfield, Ill.

Lake Chelan News-Leader, December 16, 1915:

Having given up their lease of the Wapato Inn, Mr. and Mrs. Sam Swick are disposing of their household effects, a quantity of fine canned fruit, team and implements, and will return to their old home near Springfield, Illinois. These people, during their sojourn on the project, have made many friends. All will regret to see them go. The family like the Chelan country very much, but the call of the parents and grand folks back home has proven too much for them. They leave about the end of this week and will, with good luck, partake of the Christmas Goose with the home folks.

Lake Chelan News-Leader, January 6, 1916

The Manson ladies gave their chicken pie watch meeting as announced last week, at Wapato Inn, instead of the city hall, the use of the hotel being tendered them by Paul Ford. This was a much more cozy and homelike arrangement, and everyone enjoyed the nice supper. Quite a sum was realized for the school piano fund.

Lake Chelan News-Leader, January 27, 1916

Every available man and team on the project and many from nearby farms have been harvesting ice. A fine field has formed in the sheltered bay west of Wapato point, the ice being 10 to 12 inches thick. Among those 'putting up' are Paul Ford, one house for Wapato Inn and one for private use, Jno. Moore, J. R. Laycock, G. S. Barkley, C. C. Ward, Mr. Buttles, Creamery Co., Holder and Meluis, A. Shelden.

March 2, 1916, Lake Chelan News-Leader

Several of the matrons of Manson are giving a party at Wapato Inn Tuesday night. The ladies are putting forth special efforts to make this occasion an especially enjoyable one.

Lake Chelan News-Leader, March 16, 1916

The appearance of Wapato Inn is being improved by a coat of paint. The interior arrangement has been changed to make more sleeping apartments and when the hotel is again opened to the public it will be a comfortable and modern establishment.

Lake Chelan News-Leader, March 23, 1916

Wapato Inn is to be opened at once by Mrs. Barrett of Seattle. Mrs. Barrett arrived Tuesday morning and began at once to get the rooms ready for the furnishings which were shipped from Seattle last week. Mrs. Barrett is an experienced hotel woman and prospects for a fine season are extremely good.

Chelan News-Leader, April 6, 1916

The improvements that have for some weeks been under way at the Wapato Inn, are now completed and the hotel was informally opened during the week by Mrs. Ida Barrett, of Seattle. Mrs. Barrett is an up to

date go-ahead business woman, and the Inn will be run on strict business principles. A larger garden will be put in on the ground owned by the Townsite Co., and the table will be supplied with the best of everything. A large bill of furniture recently purchased at Seattle will arrive Saturday.

Four of Chelan's lady teachers walked out Saturday and lunched at the Inn.

Miss Barrett, of Seattle, daughter of Mrs. Barrett of Wapato Inn, arrived via the jitney Wednesday morning for a visit with her mother.

Chelan News-Leader, April 13, 1916

Miss Barrett, of Seattle, came in Wednesday, and will spend the summer here with her mother, Mrs. Ida Barrett.

Lake Chelan News-Leader, June 8, 1916

Mrs. Barrett's sister and children returned to their home Tuesday after several days visit with her here.

Chelan News-Leader, August 1, 1916

Wapato Inn is now in charge of Mrs. G. Goldsmith. Mrs. Goldsmith, who is well known here, is an excellent cook and should have her share of patronage.

The dance at the Pavilion Friday drew a large crowd, a large number from the surrounding towns attending. Little's orchestra furnished the music and lunch was served at midnight by Mrs. Goldsmith of the Wapato Inn.

<u>Lake Chelan Land Company Becomes Second Owner of Wapato Inn</u>

On August 12, 1916 Paul Ford sold the Wapato Inn and its three contiguous lots to the Lake Chelan Land Company.

Chelan News-Leader, August 15, 1916

Mary Roberts Reinhart Visits Lake Chelan

Noted Authoress Will Write Description of Chelan Region

Dr. and Mrs. Reinhart and their three sons, accompanied by C. J. Hubbell, moving picture camera man for the International Film Co. and also W. R. Mills, will be the guests of the Manson Commercial Club at the Wapato Inn Friday evening and will go to the head of Lake Chelan for a few days, ascending the trails to all points of interest.

Mary Roberts Reinhart is one of the foremost authors and writers in America today. Her writings have appeared in the leading newspapers and magazines and in Moving Picture plays. Her work includes not only fiction but many fine descriptions of the scenery in our National Parks which she has visited in her travels, and which have been published in Saturday Evening Post and other periodicals.

Her visit to Lake Chelan will furnish material for description articles which will make the beauty and grandeur of our scenery known throughout America, and will help to make this lake a great national resort.

Chelan News-Leader, August 22, 1916

Mary Roberts Rinehart and her party were met at Wenatchee Sunday afternoon by Mr. and Mrs. Furey and after a pleasant trip up the Columbia by auto, arrived in Manson about 8 p.m. Dinner was served them at Wapato Inn. Monday forenoon was spent in driving over the project and soon afternoon the party boarded the Mohawk for the trip uplake. Mrs. Rinehart is of a cheerful and congenial disposition and left an unusually friendly feeling among all those who met her.

The write-up of this trip by Mary Roberts Rinehart, her husband and their three sons, appeared in Cosmopolitan Magazine in 1917 and in a book, Tenting To-Night: A Chronicle of Sport and Adventure in Glacier Park and the Cascade Mountains.

Chelan News-Leader, September 19, 1916

The Furey, East, Pfau-Gordon Co. have dissolved partnership and Mr. Mussen drove to Wenatchee on Tuesday with the furniture which had been in use in their office. Mr. Furey will remain in Manson as president of the Land Company. Mr. East and Mr. Enslow returned to their home in Springfield, Ill., where they will continue the sale of orchard tracts here. Mr Pfau returned to Wenatchee and will also continue to sell land for the company, and Mr. Gordon will be here a few days or until the business of his company is straightened up.

Chelan News-Leader, October 5, 1916

Mr. Furey, president of the L.C.L.Co.[Lake Chelan Land Company], *spent last Friday in going over the project with L.W. Hill of the Great Northern.*

Louis W. Hill was the son of James J. Hill, the railroad magnate. One of ten children, Louis proved his management worth to his father and was named president of Great Northern Railroad in 1907 and made chairman in 1912.

Chelan News-Leader, November 30, 1916

Mrs. Furey drove to Spokane last week and met Mr. Furey upon his return from St. Paul, and after attending the Apple show returned to Manson Sunday.

Mr. and *Mrs. Furey and Mr. and Mrs. Gordon are entertaining at a dinner party on Friday at Wapato Inn.*

Miss Louise Jabelmann, who has been in the employ of the Lake Chelan Land Co. for the past fifteen months, left Wednesday morning for Seattle where she will join her mother and aunt and in company with them to to California for a two months visit, then to her home at Cheyenne, Wyo., for a visit with relatives and friends there. Miss Jabelmann expects to return here to resume her duties in the company's

office again in the spring, and the many friends she has made by her courtesy and attention to her duties in the office and her congeniality generally will welcome her return.

Miss Jabelmann had been living at the Wapato Inn, which was the also the Lake Chelan Land Company's office, since August 1915.

Chelan News-Leader, December 7, 1916

Mr. and Mrs. McConnell who have an orchard tract near here, but who have been living in Chelan since last spring, are taking charge of Wapato Inn.

Mr. and Mrs. Furey and Mr. and Mrs. Gordon were hosts and hostesses at a most delightful dinner party at Wapato Inn on Friday evening. Messrs. and Mesdames O'Shaugnnessy, Venneberg, McConnell, Watkinson, Sigurdson, Leeper, Banks, Little, C. C. Ward, Field, Olive, Glasgow and Geninhard.

Mr. and Mrs. Furey and Mr. and Mrs. Gordon drove to Wenatchee Monday enroute to Seattle.

Mr. and Mrs. Gordon have gone to Seattle and from there they expect to go to California to look after property interests and spend the remainder of the winter.

Mrs. Gordon is the daughter of Mr. and Mrs. Furey.

M. E. Field and Family Lease Wapato Inn property

Chelan News-Leader, December 28, 1916

M. E. Field has purchased Wapato Inn and after having it remodeled will fit it up as a residence for his family. Mr. Field has also contracted for several hundred acres of land to be used for pasture, wheat and alfalfa, as he expects to go into the dairy business.

A meeting of all the owners of land on the project was called at the old school house on Thursday night and the question of changing the irrigation system from a privately owned system to a district owned by the people was discussed. A temporary chairman, M. E. Field, and a temporary secretary, Mr. Glasgow, were elected. Another meeting is called for next Thursday evening at Wapato Inn.

An abstract of title done in 1945 by Valley Title Company, Inc. of Wenatchee, WA shows that M. E. Field did not purchase the Wapato Inn; he apparently leased the building and grounds.

M. E. Field and family were living at their home at Deer Point before moving to Manson. The Chelan News-Leader of September 19, 1916 stated "Mr. and Mrs. C. C. Ward and family spent the week end at the home of Mr. and Mrs. M. E. Field at Deer Point."

Following is a photo of the Field Home in Manson, 1917-1921, from The Stehekin We Remember, page 149.

Chelan News-Leader, January 4, 1917

The second meeting of the landowners in this locality was held at Wapato Inn Thursday evening. Following 6 o'clock dinner a discussion led by Mr. Haskell of Wenatchee, was carried on and many new points were brought out. The report of the committee appointed at an earlier meeting to draw the district boundary, was accepted and the petition to the County Commissioners was signed, about sixty-five land owners attaching their names. When the Commissioners convene again the question as to whether or not we are to have an irrigation district, will be settled.

Chelan News-Leader, February 15, 1917

The meeting which was to have been held at Wapato Inn on Thursday, was postponed until Tuesday of this week.

Chelan News-Leader, March 1, 1917

Mr. and Mrs. Yotter of Sand Point, Idaho, have been stopping at Wapato Inn several days.

Chelan News-Leader, March 8, 1917

Big Holstein Herd for Manson Farm

M. E. Field adds 79 Heifers to his Dairy Herd, Making Total about 200

This large increase in his herd should be a big boost for the Creamery at Manson, and help much in building up that community. The livestock industry around Lake Chelan is growing and means much prosperity in the future.

M. E. Field was now playing a significant role in Manson's economic development as well as guiding the community away from a privately owned irrigation company to a public irrigation district devoted solely to the interests of the farmers rather than to the land company's bottom line. The Wapato Irrigation Company and the Lake Chelan Land Company always had largely overlapping ownership and management. With the land company in financial trouble and possibly headed to bankruptcy court, the urgency to replace the private irrigation company with a public irrigation district seemed urgent. Without reliable and fair administration of irrigation water, the entire Manson community could be in jeopardy.

Chelan News-Leader, July 19, 1917

Ladies, do your bit: the Red Cross work is here in Manson now and Mrs. M. E. Field has given the use of a room in her house every Wednesday afternoon for sewing.

Chelan News-Leader, November 8, 1917

Walter M. Olive of Seattle, recently appointed by the Federal Court as Trustee of the Lake Chelan Land Company, was in Manson this week.

I include this item simply to indicate that the owner of Wapato Inn at this time, the Lake Chelan Land Company, had entered bankruptcy proceedings in late 1917 (filed October 31, 1917) and Walter M. Olive is now the trustee of that company. Walter M. Olive was the first cousin of my maternal grandfather, Benjamin Vaughan, of Cashmere. Benjamin and Walter's mothers were sisters. Walter's father and mother lived in Cashmere, having come from New Brunswick, Canada after selling their shipping and other interests there. Walter's brother, Leonard Olive, had been a central figure with the Lake Chelan Land Company in the early years, being in charge of clearing the land, planting apple trees and caring for the trees until the properties were sold. Walter and Leonard's father bought some property from the land company as one of his many investments, ranging from Cashmere orchards to Wenatchee office buildings and beyond. C. C. Ward, an engineer and another of the central figures in the early land company, was married to Walter and Leonard's sister, Harriett.

Chelan News-Leader, December 13, 1917

The Lake Chelan Irrigation District have elected directors. The old board: Chas. Rubin, W. F. Buttles, and M. E. Field, was elected by safe majorities.

M. E. Field officially became one of three board members of the new Lake Chelan Irrigation District at Manson.

Since the Wapato Inn was now the private home of M. E. Field and family, there are only a few newspaper articles to indicate how the home was being used during this period.

Chelan News-Leader, January 17, 1918

Mr. and Mrs. M. E. Field entertained at dinner Saturday evening in honor of Mrs. C. C. Ward's and Mr. Glasgow's birthday.

Chelan News-Leader, March 14, 1918

Mr. and Mrs. M. E. Field entertained at dinner and cards Friday evening in honor of Mr. and Mrs. Fred Furey. Five tables were in play and every one enjoyed a delightful evening at Bridge.

Chelan News-Leader, March 13, 1919

A daughter was born to Mr. and Mrs. Harry Buckner, at the home of Mr. and Mrs. Field, on Wednesday.

This item announced the birth of Irene Myra Buckner, granddaughter of Mr. and Mrs. Field. Harry and Olive Buckner lived at Stehekin, but traveled down lake to her parents' home to have the child. Irene Field later married Anton "Tony" Sargo.

The 1920 census tells us who was living in the Field's home at that time. Along with Merritt Field, 57 years of age, and his wife, Martha, 45 years of age, were their three children: Hal, 14 years of age; Martha Joy, 9 years of age; and Walter, 6 years of age. In addition, Martha's brother, John Ohlhausen, 49 years of age, was living in the home.

In 1921 Olive Buckner again made the trip from Stehekin to Manson to stay with her parents in the former Wapato Inn to give birth to her second daughter, Harriet Olive Field (nicknamed Hobbie). She later married Kenneth Morehead.

With the Wapato Inn still a private residence, the Chelan News-Leader of June 10, 1920 carried the following story.

Manson has never felt the need of a hotel as now. The Finch, Varney, and other homes are most acceptably taking good care of 20 to 40 people each in the way of meals.

<u>Chelan Orchards Becomes the Third Owner of Wapato Inn property</u>

A property deed dated June 12, 1920 states that "Walter M. Olive, as Trustee in bankruptcy of the estate of the Lake Chelan Land Company, a corporation, bankrupt, of the City of Seattle, King County, Washington to Chelan Orchards, a corporation" transferred all company assets for the sum of $325,000. These assets included the Wapato Inn, at that time leased to M. E. Field and in use by his family as a private residence.

Chelan Leader, September 16, 1920

Mr. Wm. Calvert Jr., of Seattle, president of the Lake Chelan Orchards is here and the family will spend their summer vacation in the valley. Last week Sunday this party piloted by Manager Walter Olive, and accompanied by Mr. J. F. Duthie, of shipbuilding fame, made the drive easily in an 8-passenger car to Camp 4 on Grade creek where the HL [High Line] extension work is in progress, and all are enthusiastic

over the beautiful scenery up that way. Mr. Calvert claims that at small expense $100,000, one of the most beautiful scenic drives in the west can be constructed, all the way to Stehekin, via Antilone lake, the only heavy work on the route being at Grade creek crossing.

The president of Chelan Orchards, William Calvert, Jr., was a wealthy resident of Seattle. Frank Calvert, a prominent Seattle cartoonist and William's brother, edited "a reference book of Seattle's Successful Men" in 1911 which included his brother, William. In 1911, William Calvert, Jr. was president of the San Juan Fishing and Packing Company, with its own fleet of fishing vessels, canneries and storage plants. "He is also president of the Pacific Ice Company, and has other extensive business interests." William and his wife, Edna, were among the first shore side residents of Medina, then a haven for the very rich, where they built a mansion. They also owned a 5,000 square foot home in Seattle at 1158 17th Avenue on Capitol Hill. By November 1922 Chelan Orchards held cash, contracts and mortgages in the amount of $523,585 from land sales, with perhaps half the properties from the 1920 purchase still unsold.

J. F. Duthie was a business associate and friend of William Calvert. Duthie came from a wealthy Scottish shipbuilding family. Born in Liverpool, England, he came to America in 1888, worked in shipyards in Bristol, Rhode Island and Portland, Oregon, before coming to Seattle and forming his own company in 1911. J. F. Duthie and Company expanded during World War I and by 1920 he was considered a millionaire. His shipyard sat on 12 acres of waterfront property on the eastern edge of Seattle. There was a five page article with 10 photographs of his shipyard in the July 1917 issue of International Marine Engineering. The Duthie shipyard had four slips and was operating three work shifts a day in 1917 building large steel ships for the U. S. Government.

<u>Harry Saddler and Family Leases Wapato Inn property</u>

In the 1920 census Harry Saddler, age 64; his wife Mary, age 49; his two sons James, age 21, and Perry, age 20; and his daughter, Lillie, age 9, were living together at Tunk Creek, Okanogan, Washington. The entire family seems to have moved to Manson in late 1920 or early 1921.

Chelan Leader, March 31, 1921

Perry Saddler, son of F. H. Saddler, is putting up a bungalow on lots recently purchased from the company in Manson townsite. This is the third new home erected on that block, which is located just west of the Sherman Bell residence.

Chelan Leader, July 28, 1921

Saddler & Sons have a contract to get out at once 50,000 feet of flume lumber for the Grade Creek flumes.

Chelan Leader, December 14, 1921

M. E. Field has sold his Manson home to Harry Saddler, and the new owner is now in possession. Mr. Saddler will at once begin to remodel the building to about its original rooming capacity, and once again "the stranger within our gates" will have a first rate place to 'hang up.' Several convenient bungalows

will also be erected on lots belonging to the property along the sandy beach, for the use of families during the summer season. Mr. Field and family will return to their stock ranch on the north shore of Lake Chelan, where a sawmill plant, taken over in the transfer, will be erected and put into operation.

Again I mention that the Abstract of Title for the Wapato Inn properties show no ownership by either M. E. Field or Harry Saddler; what may have been sold was the lease to the properties.

Chelan Leader, December 28, 1921

About 98 friends and neighbors, from the points of the compass, foregathered at Hotel Saddler Monday evening for a hop, and taking possession of the house held it to the "we sma' hours." There was good music galore, and good eats as well, and if anyone present failed to have a good time, he is as yet to be heard from.

Chelan Leader, October 18, 1923

Those last week registering at the Manson Hotel were: M. Sweeney of Seattle; Elmer Rector of Seattle; W. Leonard and J. Foster of Wenatchee; E. C. Dodge of Coeur d'Alene, Idaho; F. Robinson of Spokane; William Grubb of Manson.

Mr. H. Saddler will next week start getting pine logs at the Cooper Gulch mill, for the spring cutting. The two Saddler boys, James and Perry, will select a crew of six men to do the work.

Chelan Leader, October 25, 1923

Latest arrivals at the Manson Hotel: Jack McCallum, Seattle; Walter McCallum, Seattle; A. J. Mason, Post Falls, Idaho; J. Finch, Wenatchee.

Chelan Leader, May 8, 1924

The Saddler mill was unable to work part of last week waiting for repairs.

Chelan Leader, May 15, 1924

Harry Saddler has a fine garden and is getting ready for the busy season.

This seems to indicate that the Saddler Hotel or Manson Hotel was still operating.

Chelan Leader, July 10, 1924

Mr. and Mrs. Graves of Leavenworth are visiting her mother, Mrs. S. Bell, and her sister, Mrs. H. Saddler.

This item establishes the relationships of the Graves, the Sherman Bell family and the Saddler family. However, Mrs. H. Saddler in the article should read "Mrs. James Saddler" since James Saddler married Mary Bell, the daughter or Sherman and Lena Bell. Perhaps the confusion occurred because Harry Saddler's wife was also named Mary and her middle name was Belle.

Chelan Leader, February 12, 1925

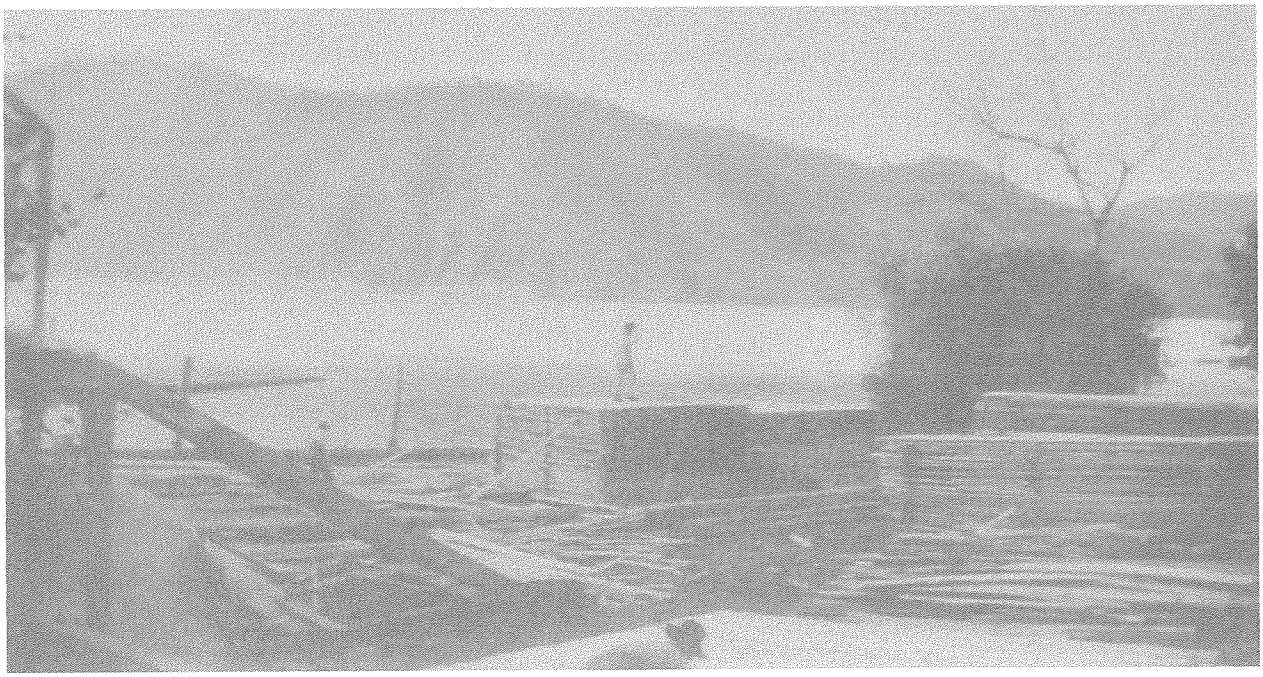
Harry Saddler's new mill is an up-to-date saw mill and box factory. It is all electric equipped throughout. Mr. Blackman did the wiring.

Chelan Leader, June 25, 1925

Mr. and Mrs. Jim Saddler are busy now days building their new home.

Perry Saddler's new restaurant is sure on the boom.

Following is a photo of the Saddler sawmill on Manson bay, from Glimpses, page 34.



Chelan Valley Mirror, April 22, 1926

Saddler's Sawmill At Manson Is Destroyed By Fire This Morning

Saddler's Sawmill at Manson was destroyed by fire early this morning. It was first thought that the fire must have started from the fire box, but Saddlers who were at the mill late last night state that every bit of fire in the grates was out.

The entire plant burned to the ground and every piece of machinery was destroyed. There was no insurance.

Not only did the plant burn, but the lumber in the yard as well. They had just finished sawing out some big timbers for Grant-Smith & Co.—in fact, Grant-Smith Co. had just recently placed quite an order for lumber with them.

The mill burned about 3 o'clock this morning. When the blaze was discovered, the entire mill was afire. There was no way to put it out.

This mill, which has been in operation the past few years, meant a good deal to Manson and its loss will be felt by the entire community as well as the owners. The capacity of the mill was between 15 and 20 thousand feet a day it is understood.

Grant-Smith Co. was the contractor for power station work, including tunnels through the mountain to the Chelan Falls electrical generating plant.

Harry, Mary and Lillian Saddler seem to have remained in Manson until 1927 or 1928 before moving to Bonners Ferry, Idaho. Their two sons, Perry and James, also moved away sometime after the Saddler sawmill burned and both sons, along with their families, show up later living in Idaho.

The Chelan Valley Mirror of May 3, 1928

Harry Saddler had the misfortune to break his hip last Thursday when he fell from a building.

Perry Saddler, of Grant's Pass, came over Thursday to see his father, who has a broken hip.

Perhaps Perry Saddler came from Grant's Ferry, Idaho, rather than Grants Pass, Oregon. Perry and his family were living in Bonners Ferry, Idaho, when the 1930 census was taken. The next item shows Jim and Mary Saddler living in Grant's Ferry, Idaho, in August 1929.

Chelan Valley Mirror, August 1, 1929

Mrs. Joe Butterbaugh and daughter, Mildred, who have been visiting with Mrs. Butterbaugh's sister, Mrs. Jim Saddler at Grant's Ferry, Idaho, for the past ten days, returned home Saturday.

Chelan Valley Mirror, January 30, 1930

Mrs. Jim Saddler, on receiving word that her father-in-law, Harry Saddler, died Sunday night [January 26, 1930], left Monday for Bonners Ferry, Idaho. Mr. Saddler has resided in Manson for many years and it has been only the last two years that he has resided at Bonners Ferry. Mr. and Mrs. Saddler had charge of the Hotel at Manson for several years.

Both Mrs. Joe Butterbaugh and Mrs. Jim Saddler were daughters of Sherman and Lena Bell, early Manson residents.

The 1930 census shows Perry Saddler (30) and his wife Celelia (25) living in Bonners Ferry, Idaho. In the household with them are their three children Harry (6), Vaida (3), Roy (less than 1) and Perry's mother, Belle (58). Mary Saddler's middle name was Belle and she used it in the 1930 census.

<u>Chelan Orchards and the Hotel</u>

Following the departure of Harry Saddler, it appears that Chelan Orchards operated the hotel itself. But there are no mentions of this in the Chelan Valley Mirror. The Abstract of Title from 1945 shows that Chelan Orchards continued to own the Wapato Inn properties until 1937.

Diamando (Manda) Tagas, daughter of John and Helen Tagas, relates what her father told her. He told her that he rented a room in the former Wapato Inn from 1927 into 1930. During this time he worked as a cook for the irrigation district, feeding its work crews. The irrigation district did a great deal of work during these years to address stream flow shortages by adding two more streams, Falls and Safety Harbor, and increasing the storage capacity of the Antillon Reservoir as well as rebuilding flumes after major damage from forest fires. The hills of Manson reminded John Tagas of his native Kalamata, Greece and the country appealed to him. He sold his Seattle holdings and bought three lots in the Manson. In 1930 he built a small home on one of his three properties located just half a block to the east of the old Wapato Inn. John (Ioannis) Christo Tagas left Greece in 1905 at age 19 and sailed to New York City, where he worked at the Waldorf Astoria Hotel. He later traveled to Boston, where he worked in a hat factory. Dissatisfied with the weather, he traveled by rail to Los Angeles and worked at the Ambassador Hotel. Still not settled, he moved to Astoria, Oregon, for a short time and then to Seattle, Washington. In time he became a chef at the Olympic Hotel and finally opened his own Seattle restaurant at Ninth and Pike in 1919. In 1927 he made Manson his permanent home.

There is anecdotal evidence that single school teachers stayed at the former Wapato Inn in the 1920's and/or the early 1930's. My cousin Vera Peters, later Riggins, referred to the old hotel as a teacherage, which she explained was a home for single school teachers when she was growing up in Manson. Vera graduated from Manson High School in 1933.

In Summary

The Wapato Inn was owned by Paul and Mary Ford when built in 1914. It was sold to the Lake Chelan Land Company in August 1916, which had used it as its Manson headquarters. LCLC President LeRoy Backus stayed at the Wapato Inn whenever he was in Manson and his secretary, Miss Louise Jabalmann, lived full time at the Wapato Inn from August 1915 to November 1916. All LCLC properties, including the Wapato Inn, were sold via bankruptcy proceedings to the Chelan Orchards corporation in June 1920. Chelan Orchards sold the former Wapato Inn to Elmer and Minnie McReynolds for a private residence in May 1937. Finally, it was sold to Modest and Dorothy Peters in August 1945. Ownership continues to reside in the Peters family.

During the period from April 1915 through December 1916 the Wapato Inn was leased numerous times to hotel operators, who had a very rapid turnover. It was leased as a private residence in the period 1917 through 1921 to Merritt and Martha Field. Newspaper accounts show that it continued to be identified as the Wapato Inn and used for community meetings through the early months of 1917. After the Field's moved back to their Deer Point home in December 1921, Harry Saddler and his wife, Mary, leased and lived in the building and operated it as a hotel. The newspaper called it the Saddler Hotel or just the Manson Hotel and for a while listed the people who were staying there any given week. Coming under the direct management of Chelan Orchards when Harry Saddler left Manson in 1927 or 1928, the hotel seems to have continued to rent rooms until it was sold in May of 1937 to Elmer and Minnie McReynolds who made it their home.

At least three local artists have painted representations of the building—Alice Bumgarner, Dorrie Starr, and Diane Paton Peel.

Memories of early Manson linger on and the word-of-mouth attribution of the term "hotel" still attaches to the building to this day.

The following photos were taken by me in 2006 after the house had been refurbished.

Sources

Buckner Sisters, The Stehekin We Remember (Centralia, WA: Gorham Printing, 2007)

Frank Calvert, editor, The Cartoon: A reference book of Seattle's Successful Men (Seattle, WA: Seattle Cartoonists' Club, 1911); available online at https://ia801408.us.archive.org/3/items/cartoonreference00calv/cartoonreference00calv.pdf

Kristen J. Gregg and Lake Chelan Historical Society, Images of America: Lake Chelan Valley (Charleston, SC: Arcadia Publishing, 2009)

N. R. Knight, Gold Horizon: The Life Story of Manson F. Backus (Seattle, WA: Dogwood Press, 1937)

John V. Peters, "Manson F. Backus: His Life and Legacy," History Notes, 2011 (Lake Chelan Historical Society)

Mary Roberts Rinehart, Tenting To-Night: A Chronicle of Sport and Adventure in Glacier Park and the Cascade Mountains (Boston and New York: Houghton Mifflin Company, 1918). The book is available online in a number of formats as part of The Project Gutenberg.

Wayne Stanford, Glimpses of Manson History (Cheverly, MD: The Craftsman, 1993)

Wayne Allan Stanford, History of the Lake Chelan Reclamation District, masters degree thesis in history, Washington State University, 1965, unpublished, on file at the Chelan Museum.

The Chelan Leader and its successor newspapers, issues cited in article, available at Chelan Museum.

Chelan Valley Mirror, "Sherman Bell Dies Following Long Illness," January 16, 1947

Chelan Valley Mirror, "Mrs. J. Saddler, for Manson resident, died," January 7, 1960

U. S. Census, 1920, "Harry Saddler" and "M. E. Field" on the web

U. S. Census, 1930, "Perry L. Saddler" on the web

International Marine Engineering, Volume 22, July 1917, pages 304-308, with 10 photos and "Some Other Famous Duthies," both available on the web.

Abstract of Title: lots 25, 26 and 27, City of Manson, Chelan County, Washington. Compiled by Valley Title Company, Inc., Wenatchee, Washington, with title documents from July 7, 1883 to September 8, 1945, in the author's possession.

Trustee's Deed for Manson re-plat recorded December 6, 1915, consisting of four pages of lot ownership information, on file at the Chelan Museum.

Paul N. Ford family papers on file at the Chelan Museum.

"Chelan Orchards v. Olive, 134 Wash., 235 Pac., (1925) at http://courts.mrsc.org/

"Frank Calvert" and "Mary Roberts Rinehart" on Wikipedia on the web.

"Medina" at www.historylink.org

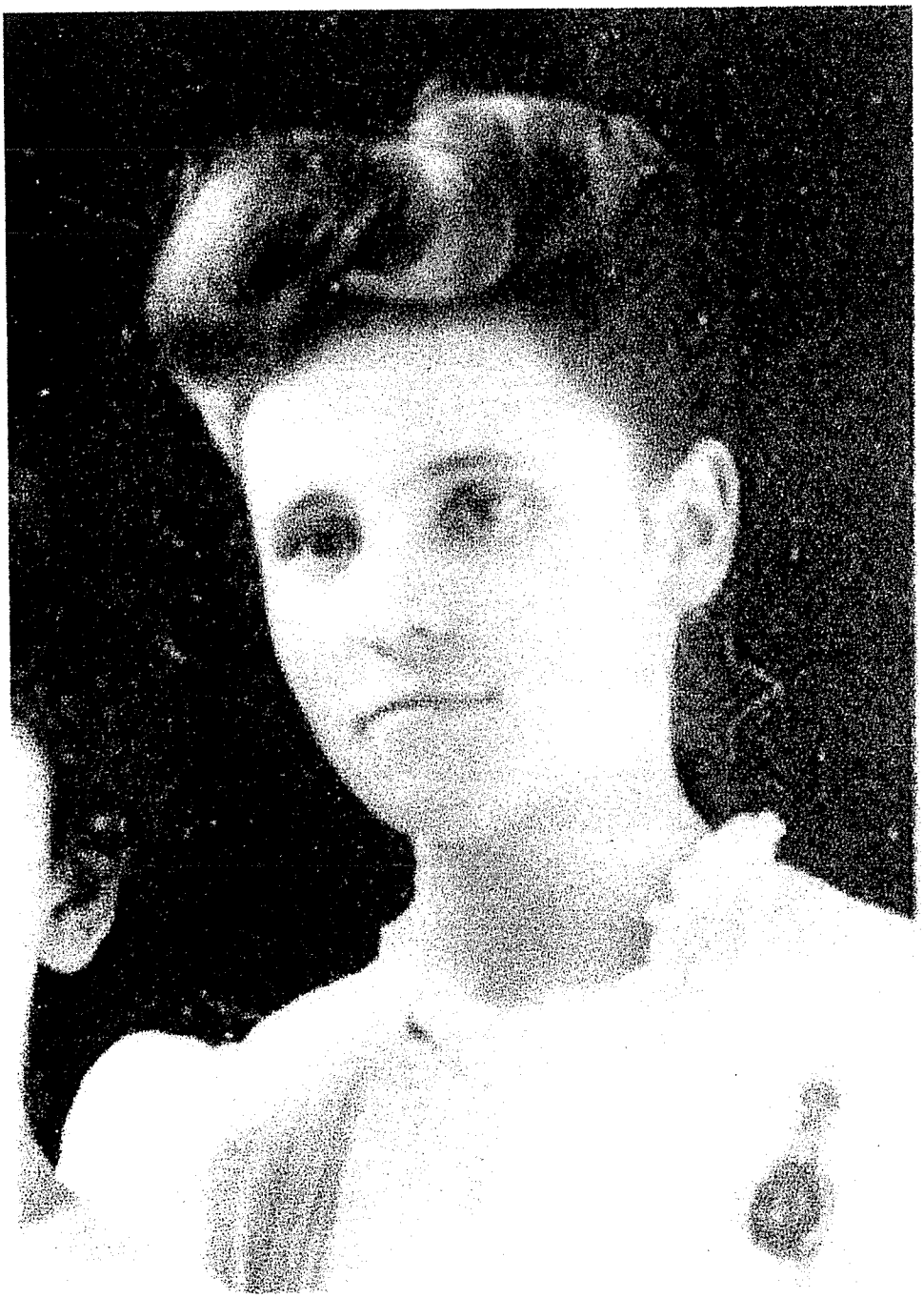
"It Really Did Take a Village," the story of John Tagas and family, at http://greeksinwashington.org/it-really-did-take-a-village/

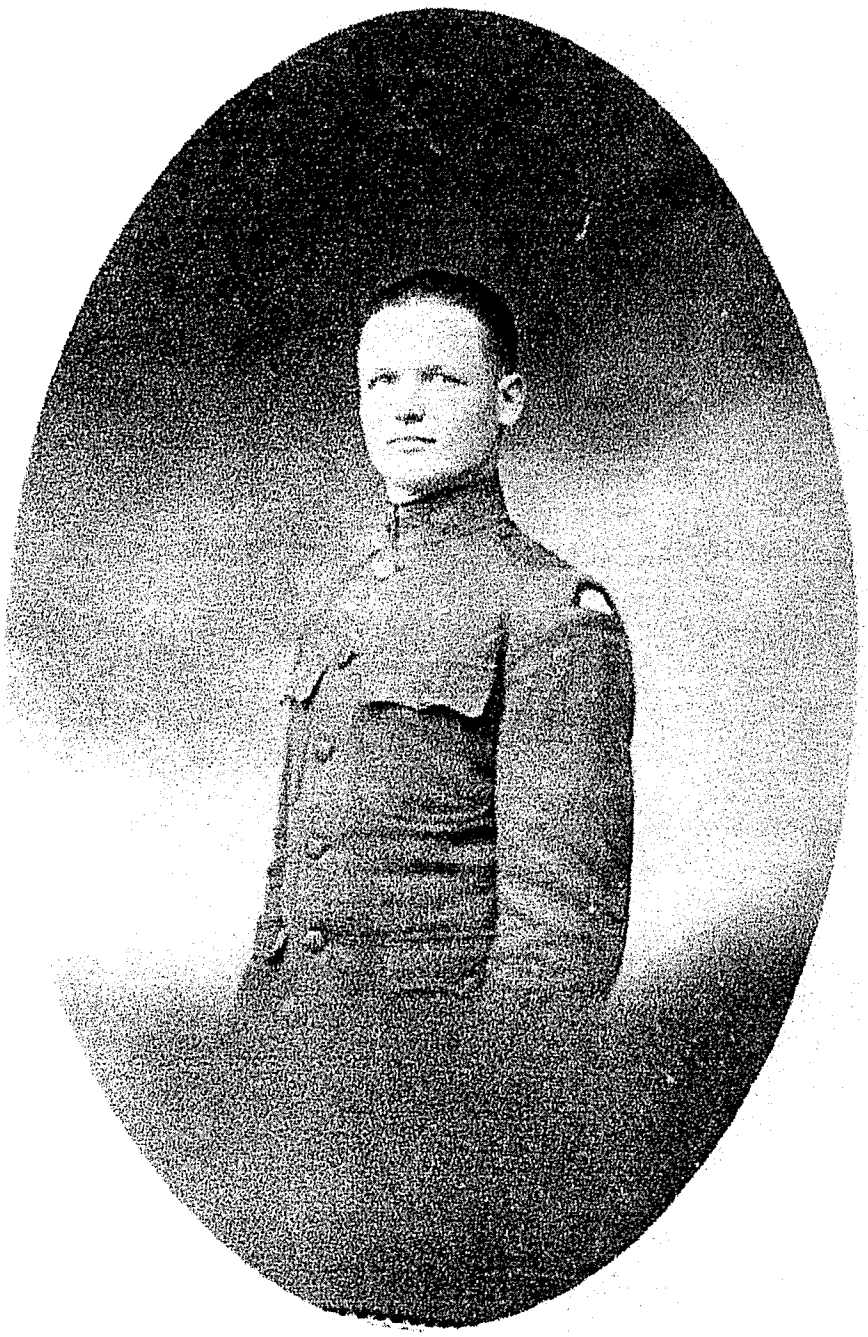
Resident Descriptions and Photos

Paul and Mary Ford, July 1914-April 1915

Paul Ford was a civil engineer, a 1907 graduate of Cornell College in Mount Vernon, Iowa. He attended graduate school at Dakota Wesleyan University, after which he taught at Michigan State University from 1909-1911. His father had died when he was 11 years old. Mary (Morrow) Ford was orphaned at age three, raised by Mr. and Mrs. Morrow in South Dakota, and was a 1912 graduate of Dakota Wesleyan University. They married in December 1912.

- Photo of Paul Ford
- Photo of Mary Ford
- Photo of Paul Ford with surveyor tripod
- Photo of Mary Ford cooking at a campfire
- Photo of Paul Ford in World War I uniform
- Photo of Mary Ford with her child





Merritt and Mattie Field, January 1917-December 1921

Merritt Field was born in 1862 in Iowa. He came to Washington in 1884. In 1892 he bought the Argonaut Hotel in Stehekin at the head of Lake Chelan and transformed it into the much larger and more modern Hotel Field. He sold the hotel in 1915 to the Great Northern Railroad for $25,000. Martha (Olhausen) "Mattie" Field was born in 1875 in Missouri and had come to Ellensburg, Washington with her family. There she met Merritt.

- Photo of Field family in about 1913: Hal, Merritt, Martha Joy, Olive and Martha—known as Mattie. The youngest son, Walter, was born in 1914. Olive married Harry Buckner of Stehekin in 1917. She returned to the Wapato Inn in 1919 and 1921 for the birth her daughters Irene and Harriet (Hobbie), respectively.

- Photo of the popular and stately Hotel Field

The Field Hotel in Stehekin was a destination resort from the 1890s until 1926, when it had to be dismantled prior to the raising of Lake Chelan's water level. Photo by Lawrence Lindsley.

e Cultural Center #99-3-116

Harry and Belle Saddler, January 1922-about 1927

Harry was born in 1854 in Liverpool, England. His father perished at sea when he was a boy. At age 10 he took to the sea, traveled the world and at age 16, having landed on the U.S. east coast, decided to stay. He traveled further and further west, prospecting. In 1896 he married Belle Grover ~~Grover~~ aves in Newport, Washington, where he operated businesses until 1909. The family of six came to Manson in 1920. Harry set up the Saddler sawmill in Manson bay in 1920 and he and his two sons operated several additional businesses.

- Photo of Harry Saddler

- Photo of Mary Belle Saddler

- Photo of Harry and Belle Saddler with children, Lillian in front and Perry, Laura and Jim in the rear

- Photo of Saddler sawmill located on the uplake side of Manson bay

- Photo of Manson High School basketball girls team with Lillian Saddler fifth from left

Elmer and Minnie McReynolds, May 1937-July 1945

Elmer McReynolds established a grocery store in Manson. He and his wife enjoyed large family gatherings consisting of relatives living in Manson. Minnie's two sisters were married to Harold M. Fort (Cora Alice) and Forest Davis (Susan), respectively.

- Photo of extended McReynolds family seated on front steps. Elmer McReynolds second from right in front row. Minnie McReynolds fifth from right in middle row.

- Photo in front of the house. Minnie McReynolds seated in the middle of the second row.

- Photo of Tripplett sisters left to right: Cora Alice Fort, Minnie McReynolds and Susan Davis.

- Photo of Nila Fort and Corinne "Corky" Fort in front of the house. Below them is a large model of the Wapato Inn built by Elmer McReynolds, with the large apple drying plant in the distance.

- Photo of extended McReynolds family--including Fort, Davis and McReynolds members--standing on front steps. Minnie McReynolds is second from left in the second row.

Thanksgiving 1942

Modest and Dorothy Peters, August 1945-Present

Modest Peters was born in 1902 in Minot, North Dakota. His family moved to Wenatchee where he attended high school and enjoyed acting in school plays. He attended Washington State College in agriculture and went into apple orcharding in Manson. In the early 1940s he sold his orchard and built a hardware store downtown along with three rental apartments above. He operated the Manson Supply Company, learned electronics and then sold and repaired Zenith radio and television sets until he retired. Dorothy (Vaughan) Peters was born in 1907 in Cashmere, Washington, attended high school there and graduated from Washington State College with a degree in foreign languages. She taught high school until her marriage. She raised four children, taught in the community church, participated in the Fortnightly Club and in the annual apple blossom festivals.

- Photo of Modest Peters standing next to the down lake side of the building.
- Photo of Dorothy Peters on the right with her parents, Dessie and Benjamin Vaughan, standing at the bank of the lake in front of the house. Dessie and Benjamin lived the last two years of their lives in the Wapato Inn.
- Photo of four Peters siblings on front steps in September 2007. Clockwise from top are Barbara, Donald, John and Edward. John, the youngest, has lived in the Wapato Inn since their mother's death at home in 2003.

Wapato Inn Managers

[Wapato Inn built April-June 1914, to open on July 4th]

Paul and Mary Ford, July 1914-April 1915

[Painting and interior work on the Inn during January-March 1915]

Mr. and Mrs. George Cameron of Seattle, April-June 1915

Mr. and Mrs. Swick and family of Springfield, Illinois, June-December 1915

Mrs. Ida Barrett, March-July 1916, with daughter Miss Barrett visiting for the summer

[Paul and Mary Ford sell Wapato Inn to the Lake Chelan Land Company, August 1916]

Mrs. G. Goldsmith, August-November 1916

Mr. and Mrs. McConnell, December 1916

[Wapato Inn leased to Merritt and Mattie Field, January 1917; continues to be called the Wapato Inn]

[Lake Chelan Land Company, including the Wapato Inn, purchased at auction by William Calvert, Jr. of Seattle, doing business as the Chelan Orchards Company]

[Wapato Inn leased to Harry and Belle Saddler, January 1921-about 1927; now referred to as the Saddler Hotel]

Wapato Inn operated by Chelan Orchards Company, 1928-1937. Sold to Elmer McReynolds in May 1937.

Wapato Inn Guests (newspaper accounts)

May 1915 (per Chelan Leader, May 27, 1915)

"For several days during the week, Mr. and Mrs. M. F. Backus, and Mr. and Mrs. Joshua Green of Seattle, Mr. and Mrs. W. G. Swalwell and Mr. and Mrs. John F. Jensen of Everett were the guests of LeRoy Backus at Wapato Inn."

LeRoy Backus, investor (25%) and President of the Lake Chelan Land Company and the Lake Chelan Water Company. Board member of the National Bank of Commerce in Seattle.

Manson Backus, President of the National Bank of Commerce and father of LeRoy. Major investor (37.5%) in the Lake Chelan Land Company.

Mrs. Manson Backus.

Joshua Green, investor (25%) in the Lake Chelan Land Company, Secretary of the Lake Chelan Water Company, and President of the Puget Sound Navigation Company in Seattle. Also served on the board of the National Bank of Commerce.

Mrs. Joshua Green.

W. G. Swalwell, investor (6.25%) in the Lake Chelan Land Company and President of the First National Bank of Everett.

Mrs. William G. Swalwell.

Mr. and Mrs. John F. Jensen of Everett.

July 1915

Mrs. Manson Backus and her sister-in-law Mrs. Max Piutti, Dean of Wells College in Aurora, New York. (Lake Chelan News-Leader, July 22, 1915).

August 1915

"Miss Louise Jabelmann of Cheyenne, Wyo., arrived on the jitney, with Mr. and Mrs. [LeRoy] Backus Monday evening and will make her home at the Wapato Inn. Miss Jabelmann will act as stenographer in the company's office, the position formerly held by Miss Baldwin." (Lake Chelan News-Leader, August 12, 1915).

Mr. and Mrs. C. J. Christopher, of Wenatchee, and their guest, Mrs. Joseph Christopher, of Auburn, Ill., drove over in the former gentleman's car from the county seat on Monday, and are spending a few days at Wapato Inn." (Lake Chelan News-Leader, August 19, 1915).

November 1915

"Among the land seekers who have been quartered at the Wapato Inn the past week were A. D. Willbanks and Albert Hullman, of Springfield, Ill." (Lake Chelan News-Leader, December 2, 1915).

August 1916

Mary Roberts Rinehart, famous New York author on a cross-country trip with her husband Dr. Stanley Rinehart and their three sons Stanley Jr., Frederick and Alan. Also with them were C. J. Hubbell cameraman for the International Film Company and W. R. Mills.

"Mary Roberts Rinehart and her party were met at Wenatchee Sunday afternoon by Mr. and Mr. Furey and after a pleasant trip up the Columbia by auto, arrived in Manson about 8 p.m. Dinner was served them at Wapato Inn. Monday forenoon was spent in driving over the project and soon after noon the party boarded the Mohawk for the trip uplake." (Chelan News-Leader, August 22, 1916).

Fred Furey was at this time the President of the Lake Chelan Land Company and a 25% owner.

February 1917

Mr. and Mrs. Yotter of Sand Point, Idaho. (Chelan News-Leader, March 1, 1917).

"Mr. Rudolph Jabelmann, of Portland, is visiting with his sister Miss Louise Jabelmann." (Chelan-News Leader, July 19, 1917).

"Miss Louise Jabelmann has resigned her position as stenographer for the Lake Chelan Land Company, which position she had held for the last three years, and left last week for Seattle." (Chelan-News Leader, November 29, 1917).

October 1923

"Those last week registered at the Manson Hotel were: M. Sweeney of Seattle; Elmer Rector of Seattle; W. Leonard and J. Foster of Wenatchee; E. C. Dodge of Coeur d' Alene, Idaho; F. Robinson of Spokane; William Grubb of Manson." Chelan Leader, October 18, 1923.

"Latest arrivals at the Manson Hotel: Jack McCallum, Seattle; Walter McCallum, Seattle; A. J. Mason, Post Falls, Idaho; J. Finch, Wenatchee." Chelan Leader, October 25, 1923.

Photos of Some Guests

Manson F. Backus

President of National Bank of Commerce in Seattle and largest shareholder in the Lake Chelan Land Company.

LeRoy M. Backus

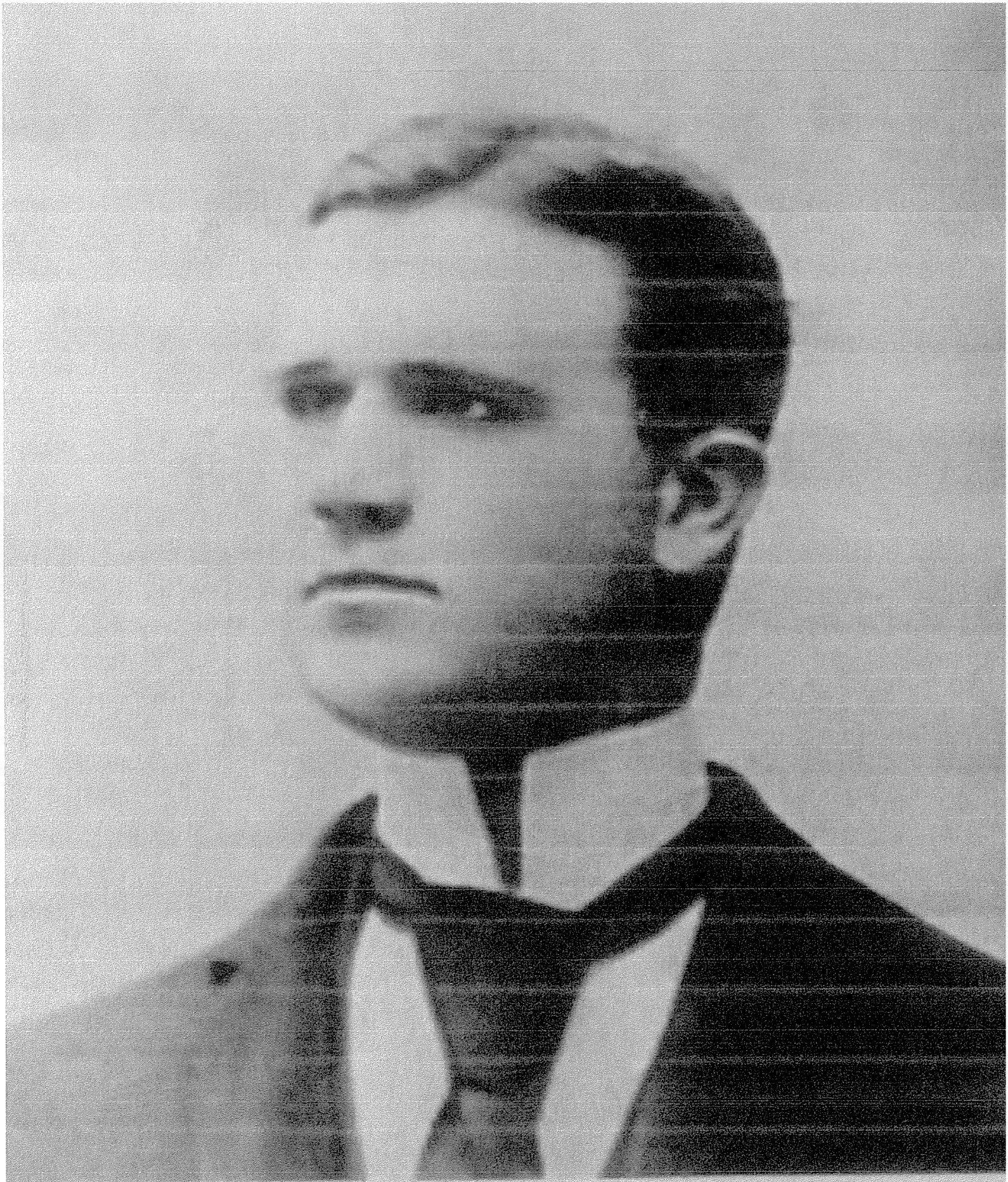
President and investor in the Lake Chelan Land Company and a board member of the National Bank of Commerce in Seattle. Son of Manson Backus. Graduate of Harvard, class of 1902.

Joshua Green

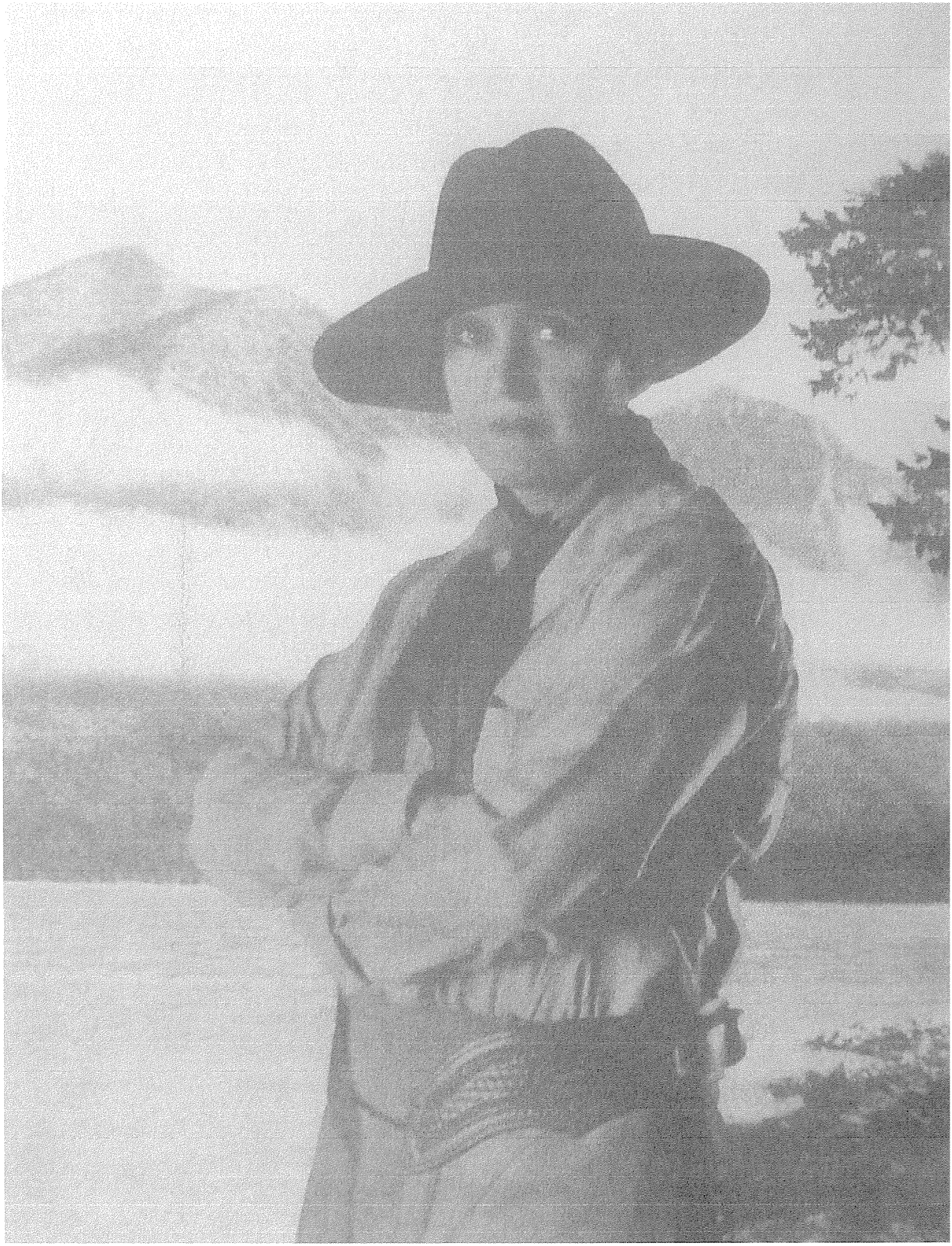
President of the Puget Sound Navigation Company. Shareholder and Secretary of the Lake Chelan Land Company. Director of the National Bank of Commerce in Seattle. In 1925 he purchased People's Bank of Seattle.

Mary Roberts Rinehart

Internationally famous author. Resident of New York City, where she had an 18-room Park Avenue apartment, and a home in Bar Harbor, Maine. Her book Tenting Tonight published in 1918 covers her cross-country trip that included Lake Chelan.



shua Green as a young man.



Valley Title Company, Inc.

No. 11248

Abstract of Title

on the following described Real Estate situate in Chelan County, Washington

Lots 25, 26 and 27, block 3, City of Manson.

Request of: Chelan Orchards

Compiled by

Valley Title Company, Inc.

Wenatchee - - - Washington

SHAW & BORDEN CO. 257054

105 PALOUSE ST. VALLEY TITLE CO., INC. WENATCHEE, WASHINGTON

NO. 11248

Abstract of Title

TO

THE FOLLOWING DESCRIBED REAL ESTATE IN CHELAN COUNTY, WASHINGTON

Lots twenty-five (25), twenty-six (26) and twenty-seven (27), block three (3), City of Manson, according to the supplemental plat of Lake Chelan Land Co's Plats of Low Line Division No. 2, Townsite of Manson & High Line Division No. 3, as recorded in the office of the auditor of Chelan County, Washington.
same being formerly lots fourteen (14), fifteen (15) and sixteen (16), block thirty-four (34), Original Townsite of Manson;
situated in Moses Allotment No. 10, in Government Lot Three (3) of section thirty-five (35), township twenty-eight (28) north, range twenty-one (21) east of the Willamette Meridian.

COMPILED BY

Valley Title Company, Inc.

WENATCHEE, WASHINGTON

WENATCHEE PRINTING CO.

ACT OF CONGRESS

(Public - No. 37)

AN ACT PROVIDING FOR THE ISSUANCE OF PATENTS FOR LANDS ALLOTED TO INDIANS UNDER THE MOSES AGREEMENT OF JULY 7, 1883.

Recites: Be it enacted by the Senate and House of Representatives of the United States of America in Congress Assembled, that the Secretary of the Interior be, and he is hereby authorized and directed to issue patents to such Indians as have been allowed land under the agreement concluded July 7, 1883, between the Secretary of Interior and the Commissioner of Indian Affairs and Chief Moses and Indians of the Columbia and Colville reservations, commonly known as the Moses agreement accepted, ratified and confirmed by the act of congress approved July 4, 1884 (Twenty Third Statutes pages 79-80) which patents shall be of legal effect and declare that the United States shall and will hold the lands thus allotted for a period of ten years from the date of the approval of this Act in trust for the sole use and benefit of the Indian to whom such allottment was made, and in case of his decease, either prior or subsequent to the issuance of the patent, of his heirs, according to the laws of the State of Washington, and that at the expiration of said period the United States will convey the same by patent to the said Indian, or his heirs as aforesaid, in fee, discharged from said trust and free of all charge and encumbrance whatsoever. And if any conveyance shall be made of any of the lands so held in trust by any allottee or his heirs, or any contract made touching the same, except as hereinafter provided, before the expiration of the time mentioned, such conveyance or contract shall be absolutely null and void.

Sec. 2. That any allottee to whom any trust patent shall be issued under the provisions of the foregoing section may sell and convey all the lands covered thereby, except eighty acres under the rules and regulations prescribed by the Secretary of the Interior. And the heirs of any deceased Indian to whom a patent shall be issued under said section may in like manner sell and convey all of such allottment except eighty acres, but in case of minor heirs their interest shall be sold only by a guardian duly appointed by a proper court upon the order of such court, made upon petition filed by said guardian, but all such conveyances shall be subject to the approval of the Secretary of the Interior, and when so approved shall convey a full title to a purchaser the same as if final patent without restrictions upon alienation had been issued to the allottee. All allotted land alienated under the provisions of this act shall thereupon be subject to taxation under the laws of the State of Washington.

APPROVED: March 8, 1906.

Hallen Title Company, Inc.

PATENT

United States of America,

to

Que-til-qua-soon or Peter,

Dated: April 9th, 1907

Filed: Sep 11, 1912

Recorded: Bk. 102; Pg. 118

Recites: Whereas, There has been deposited in the General Land Office of the United States, a schedule of allotments approved by the Secretary of the Interior March 20, 1907, whereby it appears that Que-til-qua-soon or Peter, an Indian of the Chief Moses band has been allotted the following described land, the

Lot three of Section thirty-four and the Lot three of Section thirty-five, in Township twenty eight North, of Range twenty one East of Willamette Meridian, in Washington, containing four hundred and ten acres and four hundredths of an acre.

Now Know Ye, That the United States of America in consideration of the premises, does allot unto the said Que-til-qua-soon or Peter, the land above described and hereby declares that it does and will hold the land thus allotted (subject to all statutory provisions and restrictions) for the period of ten years in trust for the sole use and benefit of the said Que-til-qua-soon, or Peter, or in case of his decease for the sole use of his heirs, according to the laws of the State or Territory, where such land is located and that at the expiration of said period the United States will convey the same by patent to said Indian, or his heirs as aforesaid, in fee discharge of said trust and free of all charge or incumbrance whatsoever.

(Seal)

By the President, T. Roosevelt,
By F. M. McKean Secretary
C. H. Brush Recorder of the
General Land Office.

235301 Valley Title Company, Inc.

QUIT CLAIM DEED

Que Til Qua Soon, or Peter, Moses Agreement Allottee No 10, and his wife, Hyacinth Wapato,

to

Wapato Irrigation Company.

Dated: March 27th, 1911

Filed: June 17, 1911

Recorded: Bk. 93; Pg. 532

Consideration: $26,000.00

Recites: That the first parties remise, release and forever quit claim unto the second parties, its successors and assigns, all right, title and interest and estate of said parties in and to all that certain lot, piece or parcel of land in Chelan County, Washington, particularly described as follows, to-wit:

Beginning at the Northeast corner of Allotment No 10 of the Moses Agreement Allotments thence west 7458 feet to the shore of Lake Chelan, thence southeasterly along the East shore of Lake Chelan, to the intersection with the South line of the North one half of the southeast one quarter of sec 35, T 28 N R 21 E. W. M. thence east along above south line of the north one half of the southeast one quarter of Sec 35, 2200 feet, more or less, to the East line of Allotment No 10, thence North along East line of Allotment No 10, 3200 feet, more or less, to point of beginning, containing in all 346.14 acres more or less.

Together with the appurtenances, to have and to hold, etc., forever.

Signed, sealed and delivered in presence of
Oscar H. Lipps
John B. Wapato
L. C. Wapato

Quetilquasoon or Peter (his thumb mark.)

Hyacinth Wapato (her thumb mark)

Acknowledged March 27th, 1911, by Que Til qua Soon, or Peter, and Hyacinth Wapato, his wife, known to be the individuals described in and who executed the within instrument, that they signed and sealed same as their free and voluntary act and deed, before H. W. Boetzkes, Notary Public residing at Chelan. (N. P. S. Com. exp. Jan. 2, 1914.)
State of Washington, County of Chelan, ss.

L. C. Wapato, Acting Interpreter, certifies that he explained the contents of the foregoing instrument to first parties and that they thoroughly understood same before signing.

Frank Pierce, First Ast. Sec'y, of Department of the Interior, approved the within deed, Apr 11, 1911.

Valley Title Company, Inc.
235301

ARTICLES OF INCORPORATION

Filed: April 30, 1906 File No. 14252 Recorded: Bk.42; Pg.205

Incorporators: The undersigned persons, residents of the State of Washington.

Name: Wapato Irrigation Company.

Objects: (With others) To buy, sell, lease and otherwise deal in land; To buy and sell securities of other corporations, and to purchase and sell corporate rights, franchises and other property; To do such other things as may be done by corporations of this character, not inconsistent with the laws of the Congress of the United States and of the State of Washington.

Capital Stock: $60,000.00

Time: Fifty years.

Principal Place of Business: Town of Chelan, Chelan County, Washington.

Trustees: Five.

Dated: April 21, 1906

Signatures: Lyman R. Colt, Harry W. Wentworth, Robt. P. Harris, Titus Hale, C. E. Rusk.

Acknowledged April 21, 1906 by Lyman R. Colt, Harry W. Wentworth, Robt. P. Harris, Titus Hale, and C. E. Rusk, known, before C. G. Ridout, Notary Public for Washington, residing at Chelan. (N.P.S. Com. exp. Mar. 14, 1910.)
State of Washington, County of Chelan, ss.

Valley Title Company, Inc.
244476

WARRANTY DEED

Wapato Irrigation Company,
a corporation

to

Lake Chelan Land Company,
a corporation.

Dated: April 21, 1911

Filed: June 17, 1911

Recorded: Bk. 93; Pg. 530

Consideration: $1.00

Recites: That the Grantor conveys and warrants unto the second party the following described premises situated in the County of Chelan, State of Washington, to-wit:

Beginning at the Northeast corner of Allotment No. 10 of the Moses Agreement Allotments, thence west 7458 feet to the shore of Lake Chelan, thence Southeasterly along the East shore of Lake Chelan to the intersection of the South line of the North one half of the Southeast one quarter of Section 35, T. 28, N. R. 21 E.W.M., thence East along above South line of the North one half of the southeast one quarter of section 35, 2200 feet more or less, to the East line of allotment No. 10, thence North along east line of said Allotment No. 10 3200 feet, more or less, to point of beginning, containing in all 346.14 acres more or less.

Beginning at the Northeast corner of allotment #8, of the Moses Agreement allotments, thence west along the north line of the above Allotment #8, 5280 feet to the Northwest corner of said allotment #8; thence South along the west line of said allotment #8 5082 feet to the North shore of Lake Chelan, Thence Easterly along the shore of Lake Chelan to the intersection of shore line with north and south one quarter line of section 1, T 27 N., R 21 E.W.M. thence North along above north and south one quarter line 1000 feet, more or less to the North line of section 1, T. 27 N.,R. 21 E.W.M.; thence East along the North line of above section 1, 100 ft more or less to the intersection with the North and south one quarter line of section 36, T 28 N.R. 21 E.W.M. thence north along north and south one quarter line of above section 36, 2640 feet to the center of above section 36, thence east along the East and West one quarter line of above section 36 2500 feet; more or less, to the East line of the above allotment No 8 thence North along east line of above allotment #8 1900 feet more or less to the point of beginning, containing 441.45 acres more or less.

Ticor Title Company Inc.

Lot five of section twenty eight; the lots five, six and seven and the east half of the southeast quarter of section twenty nine; the lots seven, and ten of section thirty two; and the lots six, eight, nine, ten, eleven and twelve, the west half of the northwest quarter, and the southeast quarter of the northwest quarter of section thirty three in township twenty eight north of range twenty two east of the Willamette Meridian, Washington, containing five hundred sixty four and sixteen hundredths acres.

(Corporate Seal)

The Wapato Irrigation Company,
By LeRoy M. Backus, President.
Joshua Green, Asst. Secretary.

Acknowledged April 21, 1911, by LeRoy M. Backus, and Joshua Green, known to be respectively the president and assistant secretary of The Wapato Irrigation Company, the corporation that executed the foregoing instrument, who on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of the corporation, before Ralph Stacy, Notary Public, residing at Seattle. (N.P.S. Com. exp. Dec. 1, 1911.)
State of Washington, County of King, ss.

Valley Title Company, Inc.
244476

ARTICLES OF INCORPORATION

Filed: August 5, 1914 File NO. 55710

Incorporators: Geo. S. McLaren and LeRoy M. Backus, both citizens and residents of the State of Washington.

Name: Lake Chelan Land Company.

Objects: Together with the general corporate powers provided by law: To acquire by appropriation or in any other manner, water and water rights and franchises for irrigation and water power, together with the rights of way for main and lateral canals and ditches; and likewise to acquire riparian or other rights of abutting or other owners along or near any stream orother water course; To buy, own, sell, improve and develop townsites; generally, to buy, sell, own and improve in any manner real estate; and to sell, convey, deal in and in any and all ways encumber either real or personal property; to buy, sell and deal in mortgages, notes, bonds, warrants, tax certificates or titles, and all other kind of securities, choses in action, and evidences of indebtedness; to borrow money for any of its corporate purposes or objects, and to issue promissory notes, bonds and other evidences of indebtedness therefor, and to secure same by mortgaging, pledging, assigning or otherwise hypothecating any or all of its property, rights and privileges, contractual or otherwise; and in general to do any and all things necessary, convenient or expedient in carrying out its purposes or objects or exercising its corporate powers.

Capital Stock: $500,000.00

Time of Existence: Fifty years.

Principal Place of Business: Seattle, King County, Washington.

Trustees: Five.

Dated: September 14, 1909

Signatures: Geo. S. McLaren, LeRoy M. Backus

Acknowledged Sept. 14, 1909 by Geo. S. McLaren and LeRoy M. Backus, known, bofore H. C. Belt, Notary Public for Washington, residing at Seattle. (N.P.S. Com. exp. March 10, 1912.)
State of Washington, County of King, ss.
Certificate of Byron Phelps, Auditor King County, Washington, by N. M. Odom, his deputy, dated July 30, 1914, that the foregoing is a true and correct copy of articles of incorporation of Lake Chelan Land Company as recorded in his office. (Auditor's Seal) State of Washington, County of King, ss.

Valley Title Company, Inc.
24447C

WATER DEED AND CONTRACT

Lake Chelan Land Company, a corporation, hereinafter called the "Land Company",
to
Lake Chelan Water Company, a corporation, hereinafter called the "Water Company".

Dated: June 9, 1911

Filed: June 17, 1911

Recorded: Bk. 78; Pg. 409

Recites: Whereas the Land Company has succeeded to the water rights and rights of way of the Wapato Irrigation Company and acknowledges obligation to furnish water according to terms of certain water deeds and options (describing same), Now, therefore, in consideration of the issuance of 5000 shares of capital stock of the Water Company and further covenants herein contained, and assumption by Water Company of above mentioned water deeds and options, the Land Company does convey and quit claim to the Water Company, its successors and assigns, all of its irrigation system, (here described in full, including water rights, easements, rights of way and reservoir sites, set out in detail in Exhibits "A", "B", "C" and "E"); this deed conveys the right to not more than 7500 acre feet of water per annum from works heretofore owned by the Land Company, any excess over amount actually used by the Water Company each year to remain property of Land Company. The Land Company owns 6500 acres of land in Chelan County, Washington, described in Exhibit "D", of which approximately 5000 acres are irrigable and not required for reservoirs or other irrigation works, and which are to be irrigated by above system and to bear annually the expenses of maintaining and operating said system. To that end the Land Company covenants with the Water Company as follows: The shares of stock received from the Water Company shall now and forever be deemed appurtenant to the land irrigated to the extent of one share of stock for each acre of land. The assessments levied for maintenance, repair and operation of said water system shall be a first lien upon the land to which the shares of stock are appurtenant and in case of delinquency said lien may be foreclosed as a mortgage is foreclosed.

(Corporate Seal)

Lake Chelan Land Company
By LeRoy M. Bachus, president
By J. A. Swalwell, secretary

All things herein contained in anywise affecting the Lake Chelan Water Company are hereby ratified and concurred in and the Water Company shall be forever bound hereby.

Lake Chelan Water Company
By LeRoy M. Backus, president
By J. A. Swalwell, secretary

8

Acknowledged June 9, 1911, by LeRoy M. Backus and J. A. Swalwell, known to be the president and secretary, respectively, of the Lake Chelan Land Company, the corporation that executed the within instrument as its free and voluntary act and deed, who on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation, before R. P. Callahan, Notary Public for Washington residing at Seattle. (N. P. S. Com. exp. July 8, 1914)
State of Washington: County of King, ss.

Acknowledged June 9, 1911, by LeRoy M. Backus and J. A. Swalwell, known to be the president and secretary, respectively, of the Lake Chelan Water Company, the corporation that executed the within instrument as its free and voluntary act and deed, who on oath stated that he was authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation, before R. P. Callahan, Notary Public for Washington residing at Seattle. (N. P. S. Com. exp. July 8, 1914)
State of Washington: County of King, ss.

EXHIBIT "A": Water right holdings and easement rights. (Not here shown)

EXHIBIT "B": Rights of way. (Not here shown)

EXHIBIT "C": Reservoir sites and privileges. (Not here shown)

EXHIBIT "D": Land Holdings. (The land here under search is included among the descriptions appearing in this exhibit, but is not here shown.)

EXHIBIT "E": A map showing the approximate location of the main canals, reservoirs and laterals. (Said map is recorded in book 2 of plats, page 83, and is not here shown.)

Valley Title Company, Inc.
244476

AFFIDAVIT

Joshua Green, J. A. Swalwell,
W. G. Swalwell, M. F. Backus,
and LeRoy M. Backus,
to
The Public

Dated: January 23, 1930

Filed: January 29, 1930

Recorded: Bk. 216;Pg. 375

State of Washington)
) ss.
County of King)

Recites: That the undersigned, each being sworn, deposes and says: That on April 21, 1911, the undersigned deponents constituted all of the stockholders of the Wapato Irrigation Company, which Company on said date executed a deed to the Lake Chelan Land Company, which deed was recorded June 17, 1911, in Bk. 93, Pg. 530; that said deed was executed in behalf of the Wapato Irrigation Company by LeRoy M. Backus, as President, and Joshua Green, as Assistant Secretary, who were upon the date of the execution of said deed, respectively, President and Assistant Secretary of said Company; that said LeRoy M. Backus, as President, and Joshua Green, as Assistant Secretary, were duly authorized by the stockholders and trustees of said Company to execute said deed.

Affiants further state that they constituted all the stockholders of the Lake Chelan Land Company on June 9, 1911, which Company executed a deed to the Lake Chelan Water Company on said date, which said deed was recorded June 17, 1911, book 78, page 409, records of Chelan County, Washington; that said deed was executed in behalf of said corporation by LeRoy M. Backus, as President, and J. A. Swalwell, as Secretary, who were upon the date of the execution of said deed, respectively, President and Secretary of said Company, and said officers were duly authorized by the stockholders and trustees of said corporation to execute said deed.

J. A. Swalwell
Joshua Green
W. G. Swalwell
M. F. Backus
LeRoy M. Backus

Subscribed and sworn to January 23, 1930, before W. H. Harris, Notary Public for Washington, residing at Seattle. (N.P.S. Com. exp. Feb. 20, 1932.)

254747 Valley Title Company, Inc.

LAKE CHELAN LAND COMPANY'S TOWNSITE OF MANSON, WASHINGTON.

Lake Chelan Land Company

to

The Public

Dated: April 4, 1912

Filed: February 19, 1913

Recorded: Bk. 3 of Plats: P. 9

DESCRIPTION: This plat of the Townsite of Manson of the Lake Chelan Land Company, comprises portions of Allotment No. 10 of the Moses Agreement Allotments, situated in section 35, township 28 north, range 21, E. W. M. All distances and areas shown on the face of the plat in feet and tenths. All bearings are referred to the true Meridian. The initial point of the plat is coincident with the initial point of Lake Chelan Land Company's plat, Irrigated Lands Low Line Div. #2.

DEDICATION: Know all men by these presents that the Lake Chelan Land Company, a corporation existing under the laws of the State of Washington and having its principal place of business in Seattle in said State and being the owner in fee simple of the lands comprising this Plat of the Townsite of Manson of the Lake Chelan Land Company, does hereby declare this plat and hereby dedicates to the public use all the streets avenues, ways, boulevards, places and alleys so surveyed, laid out and platted thereon.
IN WITNESS WHEREOF THE SAID COMPANY has by virtue of a resolution by its Board of Directors duly passed at a meeting of said Board on April 4, 1912, caused these presents to be executed in its corporate name, by LeRoy M. Backus, its president, and J. A. Swalwell, its secretary, and its corporate seal hereunto affixed this 5th day of April, 1912.

(Corporate Seal)

Lake Chelan Land Company
By LeRoy M. Backus, its president
And J. A. Swalwell, its secretary

(Corporate Seal)

Swalwell-Swartout Company
By M. Swartout, its president
And W. F. Swalwell, its secretary

Acknowledged April 5, 1912, by the executing officers of the Lake Chelan Land Company, a corporation, before R. P. Callahan, Notary Public for Washington, residing at Seattle. (Notarial Seal)
State of Washington: County of King, ss.
Acknowledged May 6, 1912, by the executing officers of the Swalwell Swartout Company, a corporation, before H. W. Boetzkes, Notary Public for Washington, residing at Chelan. (Notarial Seal)
State of Washington: County of Chelan, ss.

Approved by the county Engineer of Chelan County and by the Board of County Commissioners of Chelan County, Washington, February 4, 1913.

Valley Title Company, Inc.

258381

RELEASE OF WATER RIGHT

Lake Chelan Water Company,
a corporation,
to
Swalwell-Swartout Company,
a corporation, and
Lake Chelan Land Company,
a corporation.

Dated: April 30, 1912

Filed: August 5, 1912

Recorded: Bk. 78; Pg. 596

Recites: On June 9, 1911, and for some time prior thereto, the Lake Chelan Land Company was owner of certain lands, including the 68 acres, more or less, within the townsite of Manson, and of certain water right holdings in Chelan County, Washington. The Land Company was at that time bound by certain water right obligations for delivery of water, and on June 9, 1911, in consideration of the assumption by the Water Company of these obligations, the Land Company sold and transferred to the Water Company its water right privileges to the extent of not exceeding 7500 acre feet of water per season, and by the same instrument the Land Company granted to the Water Company the right to assess 5000 acres of its land holdings annually for maintenance of Water Company's irrigation system. At time of granting this assessment privilege the land company was the owner of that portion of sec. 35, twp. 28 N. R. 21 East, lying north of the south, east and west quarter quarter line and this land was included with the area to be irrigated from Water Company irrigation system and thereby subjected to these assessments. Since June 9, 1911, the second parties have found it to their advantage to subdivide from their holdings and to plat as townsite of Manson, the following described portion of said section 35:

Beginning at a point on meander line of NE'ly shore of Lake Chelan, which point is 250.54 feet in a N'ly and W'ly direction from the NW corner of lot 18, sec. 35, twp and rge aforesaid, and which is point of intersection of said meander line with center line of Harris Ave. thence N. 62° 19' E. along center line of Harris Ave. 1086 feet to point of intersection with center line of Tantiako Street; thence N. 27° 41' W. along center line of Tantiako Street 1098 feet to point of intersection with center line of Swalwell Ave; thence S. 62° 19' W. along center line of Swalwell Ave. 550 feet to point of intersection with center line of Boetzkes Ave; thence N. 72° 91' W. along the said center line of Boetzkes Avenue 2200 feet to the point of intersection with center line of Ameno Street; thence S. 17° 19' W. along the center line of said Ameno Street to intersection with meander line of shore of Lake Chelan; thence meandered in an E'ly and S'ly direction along said meander line to the point of beginning, containing 68 acres, more or less.

Begore filing the plat of this townsite for record and dedicating to public use the streets and alleys therein contained, it is the mutual

Valley Title Company, Inc.

258381

desire of all parties hereto that the right of assessment now held by the Water Company and the right of owners or their successors of assigns to demand water for their lands from irrigation system of Water Company insofar as these rights extend and apply to lands in said townsite, shall be waived and for all time cancelled; and in lieu thereof an equal area from that part of the land holdings of second parties not granted a water right privilege by terms of said deed of June 9, 1911, by included thereunder.
Now, therefore, the first party does waive any and all rights of assessment granted it by the terms of that deed from Lake Chelan Land Company to Lake Chelan Water Company, dated June 9, 1911, and recorded in book 78 of water rights, page 409, records of Chelan County, insofar as this right applies to and is binding on the 68 acres, more or less, in sec. 35, twp. 28 N., R. 21 East, included within the townsite of Manson, and first parties hereby release the lands abovementioned or the present owners thereof or their successors or assigns from any lien or incumbrance of any nature whatsoever arising through right granted first party in above described deed insofar as said right applies, or may be found to apply, to the lands contained within said townsite; and first party will permit second parties to substitute in place thereof an equal area to be watered and assessed by the Water Company.

Lake Chelan Water Company
(Corporate Seal) By LeRoy M. Backus, Its President
Attest: J. A. Swalwell, Its Secretary

Lake Chelan Land Company
(Corporate Seal) By LeRoy M. Backus, Its President
Attest: J. A. Swalwell, Its Secretary

Swalwell-Swartout Company
(Corporate Seal) By W. F. Swalwell, Its Secretary

Acknowledged June 19, 1912, by LeRoy M. Backus and J. A. Swalwell, known to be president and secretary, respectively, of the Lake Chelan Water Company and of the Lake Chelan Land Company, who on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation, before Mabel P. Merrifield Notary Public, residing at Seattle. (M. P. S. Com. exp. March 31, 1916) State of Washington: County of King, ss.
Acknowledged June 20, 1912, by W. F. Swalwell, known to be the secretary of the Swalwell-Swartout Company, who on oath stated that he was authorized to execute the within instrument and that the seal affixed is the corporate seal of said corporation, before E. M. Metzger, Notary Public, residing at Everett. (N. P. S. Com. exp. Dec. 14, 1914) State of Washington: County of Snohomish, ss.

Valley Title Company, Inc.
250381

WARRANTY DEED

Lake Chelan Land Company, a corporation

to

Paul N. Ford

Dated: March 19, 1914

Filed: March 26, 1914
Recorded: Bk. 112; Pg. 397

Consideration: $10.00

Recites: That the first party does grant, bargain, sell, convey and confirm unto the second party, and to his heirs and assigns, the following described land situate in Chelan County, Washington, to-wit:

Lots two (2), three (3), and four (4) of Block twenty-six (26) ~~Lots fifteen (15) and sixteen (16)~~ of Block Thirty-four (34) and Lot twelve (12) of Block thirty seven (37), according to the Plat of the TOWNSITE OF MANSON

To have and to hold, etc., forever.
The present deed is given pursuant to the terms of a certain contract dated seventh day of February, 1914.
Covenants: Lawfully seized in fee simple - good and lawful right to sell and convey - free from all liens and incumbrances - warrant and will defend except through the delinquency in payment of any general or special taxes or through any act or failure of any part other than the grantors since the execution of the contract above referred to.

(Corporate Seal)

Lake Chelan Land Company
By LeRoy M. Backus,
Its President.
Attest: J. A. Swalwell,
Its Secretary

Acknowledged March 19, 1914 by LeRoy M. Backus and J. A. Swalwell, known to be the President and Secretary, respectively, of the Lake Chelan Land Company, the corporation that executed the within and foregoing instrument and who on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation, before R. P. Callahan, Notary Public for Washington, residing at Seattle. (N.P.S. Com. exp. July 8, 1914.)
State of Washington, County of King, ss.

Valley Title Company, Inc.
261341

MORTGAGE

Paul N. Ford and Mary E. Ford, husband and wife,

to

J. A. Van Slyke

Dated: July 15, 1914

Filed: July 28, 1914
Recorded: Bk. 115; Pg. 76

Consideration: $1303.00

Recites: That the mortgagor mortgages to the mortgagee the following described real estate, situate in Chelan County, Washington, to-wit:

(With other lands not here under search.)
Lots numbered fifteen (15) and sixteen (16) in Block numbered thirty-four (34) townsite of Manson, according to the recorded plat thereof now on file and of record in the Auditors office of Chelan County, Washington.

to secure the payment of $1303 and interest evidenced by one promissory note dated July 15, 1914 bearing interest at 10% per annum payable annually and signed by said Paul N. Ford and Mary E. Ford, his wife, payable to the order of J. A. Van Slyke, on or before July 15, 1915. (Other terms and conditions.)

Paul N. Ford
Mrs. Mary E. Ford

Acknowledged July 24, 1914 by Paul N. Ford and Mary E. Ford, husband and wife, known, before Thos. O'Shaughnessy, Notary Public for Washington, residing at Manson. (N.P.S. Com. exp. Nov. 4, 1917.)
State of Washington, County of Chelan, ss.

Valley Title Company, Inc.
261341

PARTIAL RELEASE OF MORTGAGE

J. A. Van Slyke and Hattie B. Van Slyke, his wife,
to
Paul N. Ford and Mary E. Ford, his wife.

Dated: June 15, 1915
Filed: June 19, 1915

Recorded: Bk. 119; Pg. 461
Consideration: Valuable

Recites: That first parties do hereby release the following described real estate situate in Chelan County, Washington, to-wit:

Lots numbered fifteen and sixteen in Block numbered thirty four, townsite of Manson, according to the recorded plat thereof now on file and of record in the Auditors office of Chelan County, Washington.

from the mortgage given thereon (together with other property) by Paul N. Ford and Mary E. Ford, his wife, dated July 15, 1914, as security for the payment of the sum of $1303 which mortgage is recorded on page 76 in volume 115 of mortgages, records in the office of the Auditor of Chelan County, Washington.
And in consideration of said payment I do hereby remise, release and forever quit claim unto the said Paul N. Ford and Mary E. Ford, his wife, and to their heirs and assigns forever, the lands and premises herein before described, together with all and singular the tenements, hereditaments and appurtenances thereto belonging; but it is expressly stipulated, agreed and understood that said mortgage is and shall be in full force, virtue and effect as against all the real estate described therein except the parcel or parcels herein released.

J. A. Van Slyke
Hattie B. Van Slyke

Acknowledged June 15, 1915 by J. A. Van Slyke and Hattie B. Van Slyke, his wife, known, before O. A. Hoag, Notary Public for Washington, residing at Chelan. (N.P.S. Com. exp. Sep. 13, 1918.)
State of Washington, County of Chelan, ss.

Valley Title Company, Inc.
261341

RELEASE OF MORTGAGE

J. A. Van Slyke and Hattie B. Van Slyke, his wife,

to

Paul N. Ford and Mary E. Ford, husband and wife.

Dated: December 14, 1915
Filed: December 21, 1915

Recorded: Bk. 121; Pg. 194

Consideration: Payment

Recites: That the first parties do hereby certify that a certain mortgage dated July 15, 1914 recorded July 28, 1914, on page 76 in volume 115 of mortgage records of Chelan County, Washington; made and executed by Paul N. Ford and Mary E. Ford, husband and wife, to J. A. Van Slyke, is, together with the debt and monies secured thereby, fully paid and redeemed, and is hereby satisfied, released and discharged.

J. A. Van Slyke
Hattie B. Van Slyke

Acknowledged December____, 1915 by J. A. Van Slyke and Hattie B. Van Slyke, his wife, known, before Chas R. Sargent, Notary Public for Washington, residing at Chelan. (N.P.S. Com. exp. July 5, 1916.)
State of Washington, County of Chelan, ss.

Valley Title Company, Inc.

261341

WARRANTY DEED

Lake Chelan Land Company, a corporation,

to

Paul N. Ford.

Dated: May 20, 1915
Filed: June 19, 1915

Recorded: Bk. 118; Pg. 437

Consideration: $600.00

Recites: That the first parties grant, bargain, sell, convey and confirm unto the second party and to his heirs and assigns, the following described land in Chelan County, Washington, to-wit:

(With other lands not here under search.)
Lot Number Fourteen (14) in Block Number Thirty-four (34), according to the Plat of the TOWNSITE OF MANSON

To have and to hold, etc., forever.
The present deed is given pursuant to the terms of a certain contract dated February 7, 1914.
Covenants: Lawfully seized in fee simple - good and lawful right to sell and convey - free from all liens and incumbrances - will warrant and defend, the same from all lawful claims whatsoever, except those arising through the delinquency in payment of any general or special taxes or through any act or failure of any party other than the grantors since the execution of the contract above referred to.

(Corporate Seal)

Lake Chelan Land Company,
By LeRoy M. Backus, Its President.
Attest: J. A. Swalwell, Its Secretary

(Revenue Stamps, $1. cancelled P.N.F. 5/20/15)

Acknowledged June 9, 1915 by LeRoy M. Backus and J. A. Swalwell, known to be the President and Secretary, respectively, of the Lake Chelan Land Company, the corporation that executed the within and foregoing instrument, and who on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation, before R. P. Callahan, Notary Public for Washington, residing at Seattle. (N.P.S. Com. exp. July 8, 1918.)
State of Washington, County of King, ss.

261341 Valley Title Company, Inc.

MORTGAGE

Paul N. Ford and Mary E. Ford
(his wife)
to
LeRoy M. Backus

Dated: June 15, 1915
Filed: June 19, 1915
Recorded: Bk. 119; Pg. 462
Consideration: $2000

Recites: That the mortgagor, in consideration of the loan hereinafter mentioned does grant, convey and warrant unto the mortgagee, and to the heirs, successors and assigns of the mortgagee forever, the following described real estate situate in the Townsite of Manson, Chelan County, Washington, to-wit:

("ith other lands not here under search.)
Lot number fourteen (14) in block number thirty-four (34), and lots number fifteen (15) and sixteen (16) in block number thirty-four (34) , together with all appurtenances, etc.

This conveyance is intended as a mortgage to secure the payment of a loan of $2000 according to the terms and conditions of a promissory note bearing even date herewith made by Paul N. Ford and Mary E. Ford (his wife) to the order of said mortgagee. (Other terms and conditions)

Paul N. Ford
Mary E. Ford

Acknowledged June 15, 1915 by Paul N. Ford and Mary E. Ford (his wife) known, before Thos. O'Shaughnessy, Notary Public for Washington, residing at Manson. (N.P.S. Com. exp. Nov. 4, 1917.)
State of Washington, County of Chelan, ss.

Valley Title Company, Inc.
261341

ASSIGNMENT OF MORTGAGE

LeRoy M. Backus

to

C. D. Stimson Company

Dated: December 5, 1921
Filed: March 1, 1922

Recorded: Bk. 161; Pg. 361
Consideration: $1500

Recites: That I, LeRoy M. Backus, do hereby grant, bargain, sell, assign, transfer, and deliver unto the said assignee and to his heirs and assigns, a certain indenture, being a real estate mortgage, dated June 15, 1915, made and executed by Paul N. Ford and Mary E. Ford, his wife, as first parties, to LeRoy M. Backus, as second party thereto, mortgaging the following described real estate, in Chelan County, Washington, to-wit:

(With other land not here under search.)
Lot Number Fourteen (14) in Block Number Thirty Four (54) and Lots Numbered Fifteen and Sixteen (15 and 16) in Block Number Thirty Four (34) according to the plat of the Townsite of Manson.

Together with the appurtenances to secure payment of the sum of $1500 being the unpaid balance of what was originally a loan for $2000 against the above described premises and other property with interest thereon at the rate of 7% per annum from date until paid, according to the tenor of 1 certain promissory note dated June 15, 1915, made by said Paul N. Ford and Mary E. Ford, payable to the order of LeRoy M. Backus in 3 years from date thereof. And I also hereby sell, assign, transfer and deliver unto the said assignee C. D. Stimson, for the consideration above mentioned, said promissory note secured by said mortgage, an d the money due and to become due thereon.
Said Mortgage was filed for record in the office of the Auditor of Chelan County, Washington, on the 19th day of June, 1915, and recorded in Volume 119 of Mortgages, at page 462 being file No. 59444.

LeRoy M. Backus

Acknowledged December 5, 1921 by LeRoy M. Backus, known, before L. F. Hayes, Notary Public for Washington, residing at Seattle. (N.P.S. Com. exp. Aug. 21, 1922.)
State of Washington, County of King, ss.

Valley Title Company, Inc.

261341

SATISFACTION OF MORTGAGE

C. D. Stimson Company, a corporation,
to
Paul N. Ford and Mary E. Ford, his wife.

Dated: August 24, 1925
Filed: August 28, 1925

Recorded: Bk. 188; Pg. 206
Consideration: Payment

Recites: That C. D. Stimson Company, a corporation, does hereby certify and declare that a certain mortgage dated June 15, 1915, made and executed by Paul N. Ford and Mary E. Ford, his wife, the first party therein, to LeRoy M. Backus (and by him assigned to C. D. Stimson Company the 5th day of December, 1921) the party of the second part therein, upon the following described property, situate in Chelan County, Washington, to-wit:

Lot Number Eight (8) in Block Number Thirty-three (33) Lot Number Fourteen (14) in Block Number Thirty-four (34) and Lots Numbered Fifteen (15) and Sixteen (16) in Block Number Thirty-four (34) according to the plat of the Townsite of Manson.

Mortgage recorded in office of County Auditor of Chelan County, Washington, on June 19, 1915, in Volume 119 of Mortgages, at Page 462, being File #59444, and said Assignment recorded in the office of the County Auditor of Chelan County, Washington, in Volume 161 of Mortgages, on page 361 on March 1, 1922, together with the debt thereby secured, is fully paid, satisfied and discharged.

(Corporate Seal)

C. D. Stimson Company
By Thomas D. Stimson, President
Attest: A. Scott Bullitt, Secretary

Acknowledged August 24, 1925 by Thomas D. Stimson and A. Scott Bullitt, known to be the President and Secretary, respectively of the corporation that executed the within and foregoing instrument, and who on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation, before Marie E. McConaughy, Notary Public for Washington, residing at Seattle. (N.P.S. Com. exp. June 5, 1929.)
State of Washington, County of King, ss.

261341 Valley Title Company, Inc.

TRUSTEE'S DEED

E. W. & Mary E. Jones, et al,

to

Arthur T. Watkinson, as Trustee.

Filed: December 6, 1915

Recorded: Bk. 120; Pg. 184

Consideration: $1.00

Recites: Whereas, it is proposed to replat portions of the Townsite of Manson, Low Line Division No. 2 of Lake Chelan Land Company's Irrigated Lands and the Lake Chelan Land Company's Plat of High Line Division No. 3; a complete and accurate description of the boundaries of this replatted area is set forth in Exhibit A, which is hereto attached and made a part hereof. This replat is now prepared and in the hands of county officials for approval and record.

The undersigned, E. W. & Mary E. Jones, Jno. & Kate Geminhard, Paul N. & Mary E. Ford, J. R. & Edith M. Laycock, O. S. & Thursday Griggs, Martin & Louise Venneberg, Oakley F. Dye, Thomas & Margaret Robson, Harriet Olive & C. C. Ward, E. Z. Thomas, J. A. & Carrie Criswell, A. W. & Mrs. A. W. Blanchard, Annie & G. V. Sherwood, Thos. & Helen Marie O'Shaughnessy, John B. & Ruth Moore, Rose Eatherton, Fred Eatherton, A. H. Post, first parties, being owners of the portion of the area which it is proposed to replat, which appears opposite respective names in column 1 of the schedule marked Exhibit B, which is hereto attached and made a part hereof, for $1.00 and for the purpose of clearing the description and title to their property when the said replat shall have been accepted and filed for record with the Auditor of Chelan County, do each for himself and not one for the other, remise, release and convey to second party as trustee for the said first parties, for the purpose herein set forth, all the right, title and interest of said first parties in and to those lots, tracts or parcels of land, the present description of which appears opposite the respective names of said first parties in column 1 of the schedule marked Exhibit B. It is a condition of this transfer and trusteeship that the legal title to this property shall be held by the trustee until said replat shall be accepted by the proper county officials and duly filed for record, and that immediately thereafter said trustee shall reconvey to each of said first parties their respective holdings so nearly as is possible in accordance with said replat, same to be described in accordance with the description appearing opposite their respective names in column 2 of said schedule marked Exhibit B above referred to.

It is the intent and purpose of this instrument to convey to said trustee the title to this property for the purpose and object of facilitating and expediting said replat and each and all of the first parties hereby authorize and appoint said trustee to act in all things appurtenant to the objects and purposes of his trusteeship to effect the ac-

22

ceptance and filing of said replat in accordance with his best judgment and to do all things he may deem necessary or advisable that this replat may become effective with least possible delay.
To have and to hold, etc., forever, but in trust nevertheless as above set forth.

E. W. Jones
Mary E. Jones
Jno. Geminhard
Kate Geminhard
Paul N. Ford
Mary E. Ford
J. R. Laycock
Edith M. Laycock
O. S. Griggs
Mrs. Thersa Griggs
Martin Venneberg
Louise Venneberg
Thos. O'Shaughnessy
Marie Helen O'Shaughnessy
John B. Moore
Ruth Moore
Oakley F. Dye
Thomas Robson
Margaret Robson
E. Z. Thomas
Harriott Olive Ward
C. C. Ward
J. A. Criswell
Carrie Criswell
A. W. Blanchard
Mrs. A. W. Blanchard
Annie Sherwood
G. V. Sherwood
Rose Eatherton
Fred Eatherton
A. H. Post

Acknowledged December 6, 1915, by E. W. Jones, Mary E. Jones, Jno. Geminhard, Kate Geminhard, Paul N. Ford, Mary E. Ford, J. R. Laycock, Edith M. Laycock, O. S. Griggs, Thursday Griggs, Martin Venneberg, Louise Venneberg, Oakley F. Dye, Thomas Robson, Margaret Robson, Harriott Olive Ward, C. C. Ward, E. Z. Thomas, J. A. Criswell, Carrie Criswell, A. W. Blanchard, Mrs. A. W. Blanchard, Helen Marie O'Shaughnessy, Annie Sherwood, G. V. Sherwood, John B. Moore, Ruth Moore, Rose Eatherton, Fred Eatherton, A. H. Post, Thos. O'Shaughnessy, Marie Helen O'Shaughnessy, known, before Thos. O'Shaughnessy, Notary Public for Washington, residing at Manson. (N. P. S. Com. exp. Nov. 4, 1917)
State of Washington: County of Chelan, ss.

I, Arthur T. Watkinson, hereby accept the trusteeship as hereinabove set out and agree to perform all and every duty herein imposed according to the terms thereof.

A. T. Watkinson
Arthur T. Watkinson

Acknowledged Dec. 6, 1915, by Arthur T. Watkinson, known, before Thos. O'Shaughnessy, Notary Public for Washington, residing at Manson. (N. P. S. Com. exp. Nov. 4, 1917)
State of Washington: County of Chelan, ss.

EXHIBIT B

OWNER	Column 1 Old Description	Column 2 Descr. according to replat
Paul N. Ford & Mary E. Ford	Lot 14, block 34, Manson	Lot 25, block 3, Manson
	Lot 15, block 34, Manson	Lot 26, block 3, Manson
	Lot 16, block 34, Manson	Lot 27, block 3, Manson

Valley Title Company, Inc.
254747

AFFIDAVIT

Thos. O'Shaughnessy

to

The Public

Dated: July 22, 1916

Filed: July 22, 1916

Recorded: Bk. 125; Pg. 116

Recites: State of Washington, County of Chelan, ss.
Thos. O'Shaughnessy, being first duly sworn, on oath states that he is one of the grantors in a certain quit-claim deed made by E. W. Jones et al., to Arthur T. Watkinson of Manson, Chelan County, Washington, as Trustee, conveying certain lands in the Townsite of Manson, with other property, which quit-claim deed was duly recorded on December 6th, 1915, in the Auditor's Office of Chelan County, Washington, in Book 120 of Deed Records on page 184; that he is personally acquainted with all grantors named in said deed and has known all said grantors several years last past and that to his own knowledge .....that said grantor Mary E. Ford is and was at the time of executing said deed the wife of said grantor Paul N. Ford.....
And further affiant says not.

Thos. O'Shaughnessy

Subscribed and sworn to before me this 22nd day of July, 1916,
(N.P.S. Com. exp.
Mar. 2, 1917.)

N. S. Ludington
Notary Public for Washington, residing at Wenatchee.

Valley Title Company, Inc.

261341

QUIT CLAIM DEED

Arthur T. Watkinson, as Trustee

to

Lake Chelan Land Company, a corporation.

Dated: July 1, 1916

Filed: August 15, 1916
Recorded: Bk. 125; Pg. 163

Consideration: $1.00

Recites: That the first party does remise, release and forever quit-claim unto the second party, and to its successors and assigns, the following described land in Chelan County, Washington, to-wit:

(With other land not here under search)
Lots 14, 15 and 16, Block 34, according to the Plat of the Town-site of Manson; and Tracts No. 89, 90, 92, 93, 117, 118, 119, 120, 121 and 122 in Low Line Division No. 2 of Lake Chelan Land Company's Irrigated Lands, saving and excepting so much of said above described property as may fall within the boundaries of any of the following described lots and tracts, to-wit: (with other property) Lots 24, 25, 26 and 27 in Block 3, all according to the Supplemental Plat or Replat of the City of Manson, on record in the County Auditor's Office of the said County of Chelan, State of Washington.

To have and to hold, etc., forever.

Arthur T. Watkinson

Acknowledged July 26, 1916 by Arthur T. Watkinson, as Trustee, known, before Thos O'Shaughnessy, Notary Public for Washington, residing at Manson. (N.P.S. Com. exp. Nov. 4, 1917.)
State of Washington, County of Chelan, ss.

Valley Title Company, Inc.
261341

MAP OF

CITY OF MANSON

CHELAN COUNTY
PHOTO RECORDS
VOL. 3 PG. 32
KROLL MAP COMPANY, INC.
SEATTLE

SUPPLEMENTAL PLAT OF LAKE CHELAN LAND CO'S PLATS OF LOW LINE DIVISION NO. 2, TOWNSITE OF MANSON & HIGH LINE DIVISION NO. 3.

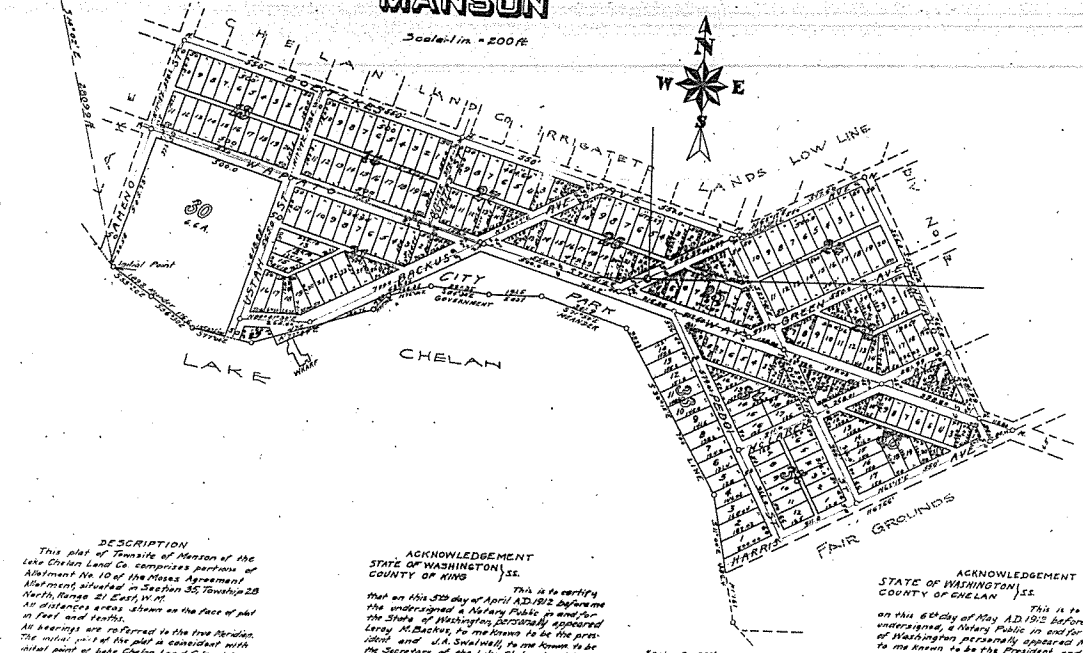
Scale 1"=200ft (Scale of Original 1"=100ft)

DESCRIPTION

This Supplemental Plat of Lake Chelan Land Co's Plats of Low Line Division No. 2, Townsite of Manson and High Line Division No. 3 embraces the following described tracts, Tracts 89, 90, 91, 92, 93, 94, 95, 96, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, and 127, all in Lake Chelan Land Co's Low Line Division No. 2, Blocks 26, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67,

LAKE CHELAN LAND CO.
TOWN SITE OF
MANSON

Scale 1 in. = 200 ft.


LAKE CHELAN
CHELAN LAND CO. IRRIGATED LANDS LOW LINE DIV. NO 2
CITY PARK
FAIR GROUNDS
30 ACA.
Initial Point
Meander Line
Meander Line
Meander Line

SPECIAL WARRANTY DEED

Arthur T. Watkinson, as Trustee and the Lake Chelan Land Company, a corporation,

to

Paul N. Ford

Dated: August 1, 1916
Filed: September 21, 1916

Recorded: Bk. 125; Pg. 250
Consideration: $1.00

Recites: That the first parties remise, release and convey unto the second party, and to his heirs and assigns, the following described land in Chelan County, Washington, to-wit:

(With other lands not here under search.)
Lots Numbered Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block Three (3); of the City of Manson, according to the supplemental or replat of Manson.

To have and to hold, etc., forever.
The present deed is given by said Arthur T. Watkinson, as Trustee, pursuant to the terms of a certain Quit-Claim Deed in Trust, recorded December 6, 1915, in Book 120 of Deed Records at page 184 in the Auditor's Office of Chelan County, Washington, and is given by said Lake Chelan Land Company to confirm and convey to the said grantor herein the title to the said above described property.
And the said first parties for themselves, and for their successors or administrators, do by these presents covenant and agree to and with the said second party, his heirs, executors or administrators or assigns, that they hereby warrant and will defend the same (except as to the delinquency in payment of any general or special taxes) from any lien or incumbrance or act or failure of the grantors since the execution of the said Quit Claim Deed in Trust, above referred to.

(Corporate Seal)

Arthur T. Watkinson, As Trustee.
LAKE CHELAN LAND COMPANY
By F. H. Furey, President
Attest: Louise Jabelmann
Assistant Secretary

Acknowledged August 11, 1916 by Arthur T. Watkinson, known, before Thos O'Shaughnessy, Notary Public for Washington, residing at Manson. (N.P.S.Com. exp. Nov. 4, 1917.) State of Washington, County of Chelan, ss.
Acknowledged August 11, 1916 by F. H. Furey and Louise Jabelmann, known to be the President and Assistant Secretary, respectively, of the Lake Chelan Land Company, the corporation that executed the within and foregoing instrument, and who on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation, before Thos. O'Shaughnessy, Notary Public. (N.P.Seal) State of Washington, County of Chelan, ss.

WARRANTY DEED

Paul N. Ford and Mary E. Ford,
his wife,
to
Lake Chelan Land Company.

Dated: August 12, 1916
Filed: August 15, 1916
Recorded: Bk. 125; Pg. 162
Consideration: $1.00

Recites: That the first parties grant, bargain, sell, convey and confirm unto the second party, and to its successors heirs and assigns, the following described land in Chelan County, Washington, to-wit:

Lots Numbered Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block Number Three (3), and Lot Numbered Eight (8) in Block Number Four (4) of the City of Manson, supplemental plat.

To have and to hold, etc., forever.
Covenants: Shall and will warrant and forever defend.

Paul N. Ford
Mary E. Ford

Acknowledged August 12, 1916 by Paul N. Ford and Mary E. Ford, his wife, known, before Thos. O'Shaughnessy, Notary Public for Washington, residing at Manson. (N.P.S. Com. exp. Nov. 4, 1917.)
State of Washington, County of Chelan, ss.

28

MORTGAGE

Lake Chelan Land Company,
a corporation

to

Joshua Green and C. B. Tyler

Dated: Dec. 30, 1917

Filed: Jan. 22, 1917
Recorded: Bk. 126;Pg.512

Consideration: $120,000.

Recites: That the mortgagor does grant, bargain, sell, convey and confirm unto the mortgagees forever the following described land in Chelan County, Washington, to-wit:

(With other lands not here under search.)

all of the Manson Replat recorded by the Lake Chelan Land Company of Chelan County, Washington, and examined and approved on Dec. 6, 1915, and which is also described as City of Manson, Supplemental Plats of Lake Chelan Land Company's Plats of Low Line Division No. 2, Townsite of Manson and High Line Division No. 3, except tracts and lots conveyed and deeded;

Provided, however, that if the said mortgagor shall pay to the said mortgagees the sum of $120,000.00 then this mortgage shall be null and void. (Other usual terms and conditions.)

Lake Chelan Land Company
By F. H. Furey, President

(Corporate Seal.) Attest: Andrew Kennedy, Secretary.

Acknowledged Jan. 17, 1917 by F. H. Furey, known to be the President of the corporation that executed the within instrument, and who on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation, before Thos.O'Shaughnessy, Notary Public for Washington, residing at Manson. (N.P.S. Com. exp. Nov. 4, 1917.)
State of Washington, County of Chelan, ss.
Acknowledged Jan. 20, 1917 by Andrew Kennedy, known to be the Secretary of the corporation that executed the within instrument, corporate form, before W. L. Grill, Notary Public residing at Seattle. (N.P.S. Com. exp. Sept. 8, 1920.)
State of Washington, County of King, ss
Affidavit of good faith by Andrew Kennedy Secretary of the corporation dated Jan. 20, 1917, before W. L. Grill, Notary Public residing at Seattle. (N.P.SO. Com. exp. Sept. 8, 1920.)
State of Washington, County of King, ss.

Valley Title Company, Inc.
244470

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE WESTERN DISTRICT OF WASHINGTON, NORTHERN DIVISION

C. B. Tyler, Complainant,

vs

Lake Chelan Land Company, a corporation, and George D. Brown and Amelia M. Brown, his wife, Defendants.

LIS PENDENS

Filed: Sept. 7, 1917

Recorded: Bk.124;Pg.120.

Recites: To Whom it may concern: Notice is hereby given that in the above action commenced in the above named court by the above named plaintiff against the above named defendants, the plaintiff has filed his certain complaint upon which said action is now pending, to foreclose that certain mortgage executed and delivered to said plaintiff by the defendants, Lake Chelan Land Company, a corporation, which mortgage is given to secure the payment of 12 promissory notes for $10,000.00 each. Said mortgage is dated December 30, 1916, and recorded in Book 126 of mortgages at page 512, records of Chelan County, Washington, in the office of the Auditor of Chelan County, as a real property mortgage, and is recorded in Book 126, of mortgages page 572, as a chattel mortgage, records of said Auditor's office. Said action is brought to secure a money judgment against the said defendant, Lake Chelan Land Company, and to foreclose and forever bar each and all of the defendants in the above entitled action and all persons claiming by, through or under them, or any of them, from all right, title and interest in the said premises and every part thereof, and to decree that any right, title or interest which the said defendants, or any of them, have in and to the said premises is junior and subordinate to the mortgage herein sought to be foreclosed. The property affected is: (Here follows description of property as in above mortgage.)

BRONSON, ROBINSON & JONES
Attorneys for Complainant
Post Office Address: 614 Colman Bldg. Seattle, King County, Washington.

30

Valley Title Company, Inc.

244470

SATISFACTION OF MORTGAGE

C. B. Tyler,

to

Lake Chelan Land Company,
a Washington corporation.

Dated: May 14, 1920

Filed: June 21, 1920
Recorded: Bk. 150; Pg.245

Consideration: $120,000.

Recites: That C. B. Tyler, Mortgagee, does certify that a mortgage made and executed by Lake Chelan Land Company, a Washington corporation, as mortgagor to Joshua Green and C. B. Tyler as mortgagee and thereafter assigned to the said C. B. Tyler to secure the payment of $120,000.00 and of record in the office of the Auditor of Chelan County, Washington, in Volume 126, on Page 572 with the note secured thereby is fully paid and satisfied, and I do hereby consent that the same be fully discharged of record.

C. B. Tyler

Acknowledged May 14, 1920 by C. B. Tyler, known to be the individual described in and who executed the within instrument, before W. L. Grill, Notary Public residing at Seattle. (N.P.S. Com. exp. Sept. 8, 1920.)
State of Washington, County of King, ss.

(Also recorded July 20, 1920, in Vol. 150; Page 335, with the page of the mortgage changed to read, in Volume 126 of Mortgages, Page 512.)

Valley Title Company, Inc.
249895

SATISFACTION OF MORTGAGE

C. B. Tyler and Joshua Green

to

Lake Chelan Land Company, a Washington corporation.

Dated: July 13, 1920

Filed: July 27, 1920
Recorded: Bk. 150; Pg. 348

Consideration: $120,000.00

Recites: That C. B. Tyler, and Joshua Green, mortgagees, do certify that that certain mortgage, made and executed by Lake Chelan Land Company, a Washington corporation, as mortgagor, to the first parties as mortgagees, to secure the payment of $120,000.00 and of record in the office of the Auditor of Chelan County, Washington, in Volume 126 of Mortgages on page 512, with the note secured thereby, is fully paid and satisfied, and we do hereby consent that the same be fully discharged of record; and

We do further certify that that certain chattel mortgage dated Dec. 30, 1917, filed in the office of the Auditor of Chelan County, Washington on the 22nd day of January, 1917, and which appears of record in Volume 126 of Mortgages, page 572, and which was given to secure a note in the sum of $120,000.00 as hereinbefore described, has been paid and discharged in full, and the said County Auditor of said County is hereby authorized to satisfy and cancel the same.

And we do hereby release and discharge the property secured by the mortgages hereinbefore described from that certain lis pendens filed for record in the office of the Auditor of Chelan County, Washington, in Book 124 of Lis Pendens, on page 120.

Joshua Green
C. B. Tyler

Acknowledged July 13, 1920 by Joshua Green, known, before W. L. Grill, Notary Public residing at Seattle. (N.P.S. Com. exp. Sept. 8, 1920)
State of Washington, County of King, ss.

Acknowledged July 20, 1920 by C. B. Tyler, known, before E. H. Kennedy, Notary Public residing at Pittsfield. (N.P.S. Com. exp. June 16, 1927.)
State of Massachusetts, County of Berkshire, ss.

Valley Title Company, Inc.
24447G

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE WESTERN DISTRICT OF WASHINGTON, NORTHERN DIVISION

In the Matter of Lake Chelan Land Company, a corporation, Bankrupt.

In Bankruptcy - No. 5955

Filed: October 31, 1917

Recorded: Bk. 133; Pg. 308

ORDER OF ADJUDICATION: At Seattle, Washington, in said District, on September 13, 1917, before the Honorable Jeremiah Neterer, Judge of said Court in Bankruptcy, the petition of Lake Chelan Land Company, a corporation, that it be adjudged bankrupt within the true intent and meaning of the Acts of Congress relating to Bankruptcy, having been heard and duly considered, the said Lake Chelan Land Company, a corporation, is hereby declared and adjudged bankrupt accordingly. Witness the Honorable Jeremiah Neterer, Judge of said Court, and the seal thereof, at Seattle, Washington, in said District, on Sept. 13, 1917. (Seal)

Jeremiah Neterer, Judge.

Frank L. Crosby, Clerk, by S. E. Leitch, Deputy.

Indorsed - Order of Adjudication filed in United States District Court Western District of Washington, Northern Division, Sept. 13, 1917. Frank L. Crosby, Clerk, by S. E. Leitch, Deputy.

Certificate of Frank L. Crosby, Clerk, by S. E. Leitch, Deputy, that he has compared the foregoing copy with the original Order of Adjudication filed Sept. 13, 1917, in the foregoing entitled cause, now on file and of record in his office at Seattle, and that the same is a true and perfect transcript of said original and of the whole thereof. Dated Oct. 30, 1917. (U. S. Dist. Court Seal)

United States of America: Western District of Washington, ss.

ORDER APPROVING BOND: It appearing that Walter M. Olive of Seattle and in said District has been duly appointed trustee of the estate of the above named bankrupt, and has given bond with sureties for the faithful performance of his official duties in the amount fixed by the creditors and by order of the court in the sum of $5,000.00; it is ordered that said bond be and the same is hereby approved. Dated at Seattle, Oct. 27, 1917.

C. R. Hawkins
Referee in Bankruptcy

The foregoing is a true copy of an original order filed in my office on Oct. 27, 1917. Witness my hand this 30 day of October, 1917.

C. R. Hawkins
Referee in Bankruptcy

Valley Title Company, Inc.

244470

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE WESTERN DISTRICT OF WASHINGTON, NORTHERN DIVISION

In the Matter of Lake Chelan Land Company, a corporation, Bankrupt.

In Bankruptcy - No. 5955

Filed: August 2, 1923

Recorded: Bk. 178; Pg. 252

MINUTES OF MEETING HELD MAY 14, 1920, IN RE SALE OF ASSETS:
At a meeting of the creditors of the above named bankrupt held after due notice at the office of the Hon. C. R. Hawkins, Referee, said office being at 1205 L. C. Smith Building in Seattle, the Referee being present in person and residing, and Walter M. Olive, trustee in bankruptcy, appearing in person and by H. B. Jones and Walter A. McClure, his attorneys; Thomas O'Shaughnessy, a creditor, appearing in person; and certain creditors appearing by R. S. Ludington, John J. Jamison and Ira Bronson, their respective attorneys, the following proceedings were had: Pursuant to order entered April 30, 1920, the trustee offered for sale at public auction the undisposed of assets of the above named bankrupt in parcels and bids therefor were thereupon received as follows: (Bids subsequently rejected). There being no further bids for parcels of said undisposed of assets, the trustee thereupon offered said undisposed of assets in on parcel as an entirety. A bid was submitted by Mr. Ira Bronson on behalf of the Chelan Orchards, formerly Manson Farm Company, a corporation, for all of the undisposed of assets of the estate, excepting cash on hand, of $325,000.00, upon certain terms and conditions. (After extensive discussion and consideration) it was thereupon ordered without objection that all of the assets of the bankrupt's estate, except cash, be sold to said Chelan Orchards, formerly Manson Farm Company, a corporation, for the sum of $325,000.00, and the trustee be authorized and directed to execute a conveyance in accordance therewith, and make delivery thereof, together with the property thereby conveyed, upon receipt of the purchase price.
Dated at Seattle in said District, this .. day of May, 1920.

(U. S. Dist. Court Seal) C. R. Hawkins, Referee

The foregoing is a full, true and correct copy of an original order made on the .. day of May, 1920.
Witness my hand and official seal this 30th day of July, 1923.

F. M. Harshberger, Clerk
By Frank L. Crosby, Deputy

Valley Title Company, Inc.
244470

DEED

Walter M. Olive, as Trustee in bankruptcy of the estate of the Lake Chelan Land Company, a corporation, bankrupt, of the City of Seattle, King County, Washington

to

Chelan Orchards, a corporation.

Dated: June 12, 1920

Filed: June 21, 1920

Recorded: Bk. 156; Pg. 159

Consideration: $325,000.00

Recites: Whereas, on the 13th day of September, 1917, a petition in voluntary bankruptcy was filed in the District Court of the United States for the Western District of Washington, Northern Division, by said bankrupt, and said Lake Chelan Land Company was duly adjudicated bankrupt the same day on said petition; and the said Walter M. Olive was thereafter, and on the 26th day of October, 1917, duly appointed trustee of the estate of said bankrupt and thereafter duly qualified and has continued to act and is now acting as such trustee; said bankruptcy matter being Cause No. 5955 on the records of said court; and Whereas, the said Walter M. Olive as trustee as aforesaid, was by an order of Hon. C. R. Hawkins, Referee in Bankruptcy at Seattle, in said district, to whom said cause was referred by the Judge of said court for administration as required by law, entered on the 30th day of April, 1920, ordered and directed to offer the undisposed of assets (except cash on hand) of the bankrupt (including the property hereinafter referred to) for sale on the 14th day of May, 1920, at two o'clock p. m. at the office of said referee, said office being 1205 L. C. Smith Building at Seattle, in said Western District of Washington, at public auction before the referee, free of all liens and encumbrances; and, Whereas, said sale was duly held at said time and place and the said party of the second part bid for said undisposed of assets (except cash on hand) the sum of $325,000.00, free of all liens and encumbrances, which bid was the highest and best bid received therefor, and said essets (except cash on hand) were thereupon duly sold to the said party of the second part for said sum subject to the terms of said bid, it being provided that the payment of the amount bid might be made either in cash or to the extent thereof by receipts and releases of the trustee for the amount due on preferred and secured claims and expenses of administration, taxes, assessments, or other liens now levied, due and unpaid upon said assets, and dividends on general unsecured claims, and

Whereas, said sale was made after due notice to the mortgagee and lienors and creditors and parties in interest and was thereafter approved and confirmed by the court and creditors and the trustee ordered and directed to execute and deliver instruments of transfer and conveyance accordingly upon performance of the terms of said bid and compliance therewith by said bidder, all as shown by the records and files in said bankruptcy cause;
Now, therefore, I, the said Walter M. Olive, as trustee in bankruptcy of the Lake Chelan Land Company, a corporation, bankrupt above mentioned by virtue of the power and authority in me vested as aforesaid and in consideration of the premises and the sum of $325,000.00 paid as hereinabove recited, do hereby convey and warrant unto the said Chelan Orchards, a corporation, party of the second part, its successors and assigns, all real property and all interests therein belonging to Lake Chelan Land Company, a corporation, the above named bankrupt and in the said Walter M. Olive, as trustee in bankruptcy as aforesaid, or either, with the appurtanances.

Walter M. Olive
Trustee in bankruptcy of the
Lake Chelan Land Company, a
corporation.

(Revenue Stamps $150.00 cancelled W.M.O. Jun 21, 1920)

Acknowledged June 12, 1920 by Walter M. Olive, trustee in bankruptcy of the estate of Lake Chelan Land Company, a corporation, bankrupt, known to be the individual described in and who executed the within instrument, and acknowledged that he executed the same as such trustee freely and voluntarily for the uses and purposes therein mentioned, before H. B. Jones, Notary Public for Washington, residing at Seattle. (N.P.S. Com. exp. Oct. 1, 1922.)
State of Washington, County of King, ss.

Valley Title Company, Inc.

244470

ARTICLES OF INCORPORATION OF MANSON FARM COMPANY

Filed: July 1, 1920 File No. 88669
INCORPORATORS: Andrew Kennedy and H. B. Jones.
NAME: Manson Farm Company, duration fifty years.
OBJECTS: To buy, sell, own, lease, cultivate and otherwise handle, operate and dispose of farm lands, real estate and real property of every kind; and to buy, sell, transfer and deal in personal property of every kind; and to mortgage and pledge any of its property, and to issue bonds, notes and other obligations of indebtedness and generally do any and all things which may be lawfully done by an incorporated body.
PRINCIPAL PLACE OF BUSINESS: Seattle, King County, Washington.
CAPITAL STOCK: $1,000.00; 1000 shares of value of $1.00 each.
TRUSTEES: Two in number.
Dated: April 13, 1917. Andrew Kennedy
H. B. Jones
Acknowledged April 1917, by Andrew Kennedy and H. B. Jones, known, before W. L. Grill, Notary Public, residing at Seattle. (N. P. S. Com. exp. Sept. 8, 1920) State of Washington: County of King, ss.

CERTIFICATE OF INCREASE OF CAPITAL STOCK OF MANSON FARM COMPANY AND AMENDMENTS TO ARTICLES OF INCORPORATION.
Undersigned president and secretary of Manson Farm Company certify that at a meeting of trustees held May 13, 1920, it was unanimously voted to amend the articles of incorporation as follows:
NAME: Chelan Orchards.
CAPITAL STOCK: Ten shares at $100.00 each.
TRUSTEES: Three in number.
Stockholders consented in writing to above amendments and agreed in writing that capital stock be increased from $1000 to $240,000, divided into 2400 shares of par value of $100 each. Further certify that amount of capital actually paid in is $1000. Dated May 14, 1920 Wm. Calvert Jr., President Andrew Kennedy, Secretary.

Duly verified by Wm. Calvert, Jr. and Andrew Kennedy as such officers before W. L. Grill, Notary Public, residing at Seattle. (N. P. S. Com. exp. Sept. 8, 1920) State of Washington: County of King, ss.

Duly verified by Wm. Calvert, Jr., Andrew Kennedy and H. B. Jones as trustees of Manson Farm Company, a corporation, before W. L. Grill, Notary Public, residing at Seattle. (N. P. S. Com. exp. Sept. 8, 1920) State of Washington: County of King, ss.

Certificate of true copy by Norman W. Wardall, Auditor of King County, Washington, June 30, 1920. (Auditor's Seal)
State of Washington: County of King, ss.

244470 Valley Title Company, Inc.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR CHELAN COUNTY

In the Matter of the Adjudication of the Organization of the Lake Chelan Reclamation District of Chelan, Washington.	)	Case No. 4551

DECREE

Filed: May 1, 1920

This cause came on regularly for hearing on March 27, 1920, upon the petition of the duly elected, qualified and acting Board of Directors of the Lake Chelan Reclamation District of Chelan County, Washington, praying that all things done in the organization of said Lake Chelan Reclamation District be approved, ratified and confirmed, and the organization thereof be adjudicated. Said petitioners appeared in person and by their attorney, Chas. R. Bargent; case continued to April 2, 1920, at 9:30 A. M., and on April 2, 1920, at 9:30 on said day this matter came on regularly for hearing on said petition. Said petitioners appeared in person and by their said attorney. The Court proceeded to examine into the files and record herein and to hear and receive the evidence offered, and the Court having examined into the record herein, and heard the evidence both oral and documentary, and all and singular the law and the fact being here seen, heard, considered, and understood, and having heretofore and on this day made, signed, and entered herein its findings of fact and conclusions of law:

IT IS HEREBY ORDERED, ADJUDGED AND DECREED, that all things done in organization of the Lake Chelan Reclamation District of Chelan County, Washington, were and are in manner and form as provided by law, and the same are hereby approved, ratified and confirmed, and that the territory included within the boundaries of said Lake Chelan Reclamation District as established by the Board of County Commissioners of Chelan County, Washington, by order dated November 10, 1919, and spread upon the minutes of the proceedings of said Board of County Commissioners, is hereby adjudged to be duly and legally organized as an irrigation District under the laws of the State of Washington. Dated May 1, 1920.

Wm. A. Grimshaw,
Judge

DEED

Lake Chelan Water Company, a corporation, hereinafter called the Water Company,

to

Lake Chelan Reclamation District, a municipal corporation, hereinafter called the Reclamation District.

Dated: May 4, 1920

Filed: May 20, 1920

Recorded: Bk. 151; P. 635

Consideration: $1.00

Recites: That the Water Company, for and in consideration of the premises and the assumption of the obligations and burdens referred to herein, by the Reclamation District, does hereby convey, remise, confirm and forever quit claim unto the Reclamation District, its successors and assigns, the entire system of irrigation works of said Water Company in Chelan County, Washington, as acquired by deed from the Lake Chelan Land Company, dated June 9, 1911, of record in book 78, page 409, deed records of Chelan County, Washington, a copy of which is hereto attached, marked "Exhibit A" and by this reference made a part of this instrument, together with all exhibits thereto attached, to the same force, effect and extent as if same were incorporated in full herein, it being the intention of this instrument to transfer and convey to the Reclamation District all assets of every nature, rights and privileges, burdens and obligations now resting upon the Water Company by reason of said deed to the same extent as if originally granted and conveyed to said Reclamation District by the said Lake Chelan Land Company.

(Corporate Seal)

Lake Chelan Water Company
By Walter M. Olive
Its President
Attest: Frank A. Butterbaugh
Its Secretary

Acknowledged May 4, 1920, by Walter M. Olive, the president, and Frank A. Butterbaugh, the secretary, known to be such officers, respectively, of the corporation that executed the within instrument, the same to be its free and voluntary act and deed, who on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation, before Chas. R. Sargent, Notary Public for Washington, residing at Chelan. (N. P. S. Com. exp. July 5, 1920)
State of Washington: County of Chelan, ss.

EXHIBIT A: Book 78, page 409.

244470 Valley Title Company, Inc.

CERTIFICATE

THE VALLEY TITLE COMPANY, Inc., a corporation organized and existing under and by virtue of the Laws of the State of Washington, hereby certifies:

1. That the foregoing Complete Abstract No. 11248 consisting of sheets 1 to 39 both inclusive, is a true and correct abstract of all matters, exclusive of instruments and proceedings relating to public thoroughfares, mining locations, water rights, crops and noxious weeds, except as shown herein, that have been filed and properly indexed in the official records of Chelan County, Washington, affecting the title to the following described real estate situated in Chelan County, Washington, to-wit:

Lots 25, 26, 27, block 3, City of Manson, according to the recorded plat thereof.

No examination has been made for chattel mortgages or conditional bills of sale affecting any personal property placed on or affixed to the aforedescribed real estate. No liability assumed where questions of boundary or area are dependent upon survey for determination.

2. That there are no unsatisfied judgments shown by the execution dockets of the Superior Court of said county, properly indexed and entered within six years prior to date of this certificate, against the following named persons, to-wit:

Chelan Orchards,

and that no judgments against the above persons have been reported in the U. S. Court, Eastern District of Washington, up to June 12th, 1929, which are liens on the above described real estate, except as shown herein.

3. That the condition of said property as to taxes is as follows:

GENERAL TAXES: For year 1934 and previous years: Paid.
For year 1935: Unpaid, amount $45.56.
For year 1936: Unpaid, amount $49.40.

LAKE CHELAN RECLAMATION DISTRICT ASSESSMENTS: For year 1936 and previous years: Paid.
For year 1937: Unpaid, amount $9.25.

IN TESTIMONY WHEREOF, The said VALLEY TITLE COMPANY, Inc., has caused its name to be subscribed to this certificate and its corporate seal thereto affixed, on this 6th day of May, 1937, at 8:00 a. m.

This Certificate covers from the beginning,
to May 6, 1937, at 8:00 a. m.

VALLEY TITLE COMPANY, Inc.

C. W. Flood, Assistant Manager.

Valley Title Company, Inc.

WARRANTY DEED

Chelan Orchards, a Washington corporation,

to

Elmer McReynolds.

Dated: May 1, 1937
Filed: May 24, 1937

Document No. 273976
Recorded: Bk. 257; Pg. 382
Consideration: $1,200.00

Recites: First party, does by these presnets, grant, bargain, sell, convey and confirm unto second party, and to his heirs and assigns, the following described land in Chelan County, Washington, particularly bounded and described as follows, to-wit:

Lots 25, 26 and 27, Block 3 of Supplemental Plat of Manson Townsite and being accordig to the plat filed in the Auditors Office in Chelan County, Washington, of Lake Chelan Land Companies Irrigated Lands.

Subject however to the right to assess the above described property for the maintenance and operation of its irrigation system granted to the Lake Chelan Water Company by the terms of a deed dated June 9, 1911, and recorded in Book 78 of Water Rights on page 409 et seq of the of the records of Chelan County, reference to which is hereby made, and to all proceedings and assessments of the Lake Chelan Irrigation District, a municipal corporation.
Covenants: lawfully seized in fee...good and lawful right to sell and convey..free from all liens and incumbrances, except as hereinabove mentioned...warrant and defend except encumbrances arising by virtue of said right of Lake Chelan Water Company, the Lake Chelan Reclamation District, a municipal corporation.

(CORPORATE SEAL)

Chelan Orchards
By Andrew Kennedy, Vice President
And H. B. Jones, Secretary

$1.50 Federal Revenue Stamp
and $1.50 State Revenue Stamp
cancelled 5-24-37

Acknowledged May 1, 1937, by Andrew Kennedy and H. B. Jones, known to be the President and Secretary, respectively of the corporation that executed the within instrument, who on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation, before Story Birdseye, Notary Public in and for the State of Washington, residing in the city of Seattle. (N. P. S. Com. exp. January 25, 1938).
State of Washington, County of King, ss.

Valley Title Company, Inc.

MORTGAGE

Elmer McReynolds and Minnie McReynolds, husband and wife,

to

W. N. Griffith.

Dated: May 18, 1937
Filed: January 28, 1941

Document No. 321109
Recorded: Bk. 289; Pg. 29
Consideration: $500.00

Recites: First parties do by these presents grant, bargain, sell, convey and confirm unto second party, and to his heirs and assigns, the following described tract or parcel of land, lying and being in Chelan County, Washington, and particularly bounded and described as follows, to-wit:

Lots 25-26-and 27 in Block 3, Manson Replat of Lake Chelan Land Companys Irrigated Lands, according to plat on file on Chelan County, Washington.

Together with all and singlar the tenements, hereditaments and appurtenances thereunto belonging.
THIS CONVEYANCE is intended as a Mortgage to secure the payment of $500.00, together with 8% interest per annum from date until paid, according to the tenor of 1 certain promissory note bearing date May 18, 1937 made by Elmer McReynolds and Minnie McReynolds payable May 18, 1938 to the order of W. N. Griffith and these presents shall be void if such payment be made according to the terms and conditions thereof.

Elmer McReynolds
Minnie McReynolds

Acknowledged May 18, 1937 by Elmer McReynolds and Minnie McReynolds, ___, known before W. M. Emerson, Notary Public in and for the State of Washington, residing at Chelan. (N. P. S. Com. exp. June 1, 1937)
State of Washington, County of Chelan, ss.

MARGINAL RELEASE

This mortgage and the note secured thereby, has been paid to me in full and I hereby declare same satisfied, this August 11, 1942.

Madge Cushing, Auditor
By Rosalie Cote, Deputy

W. N. Griffith
Mortgagee

Valley Title Company, Inc.

SATISFACTION OF REAL ESTATE MORTGAGE
(INDIVIDUAL)

Know all Men by these Presents:

That W. N. GRIFFITH

does hereby certify that a certain real estate mortgage bearing date May 18 1937, in volume 289 page 29 of mortgage records of Chelan County, State of Washington made and executed by Elmer McReynolds and Minnie McReynolds, husband and wife, as Mortgagors to W. N. Griffith as Mortgagee has been fully paid, and is hereby satisfied, released and discharged, and the real estate covered thereby is hereby released from the lien thereof.

IN WITNESS WHEREOF I have hereunto set my hand and seal said 30th day of August, 1945.

W. N. Griffith

This blank is guaranteed against successful alteration, which guaranty is insured in LLOYD'S, London - Pat. Pend.
Washington Legal Blank Co. (Satisfaction of Real Estate Mortgage - Individual) Printing Date 8-1-42 Form No. 92

Thos. H. Cannon, Sheriff of
Chelan County, Washington
By M. Wohler

Valley Title Company, Inc.

42

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR CHELAN COUNTY

LEVY AND WRIT

STATE OF WASHINGTON,
County of Chelan } ss. (INDIVIDUAL ACKNOWLEDGMENT)

I, the undersigned Notary Public in and for the State of Washington, residing at Manson do hereby certify that on this 30th day of August, 1945, personally appeared before me W. N. GRIFFITH

to me known to be the individual described in and who executed the within instrument and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 30th day of August, 1945.

S. E. Holden
Notary Public in and for the State of Washington, residing at Manson in said County.

No.

Satisfaction of Real Estate Mortgage
(INDIVIDUAL)

FROM

TO

STATE OF
County of Chelan
I, the
at
day of
to me known to be the ind
he signed and s
purposes herein mentioned.
GIVEN UNDER MY HAN
Notary Public in and for th

Satisfaction of
Real Estate Mortgage
(INDIVIDUAL)
FROM
No.

LEVY AND WRIT

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR CHELAN COUNTY

Terry R. Ward, Plaintiff,	No. 14653
vs.	Filed: January 18, 1941
Elmer McReynolds and "Jane Doe" McReynolds, his wife, Defendants.	Document No. 320853
	File No. 62

State of Washington, County of Chelan, ss.
The State of Washington to the Sheriff of Chelan County greeting:
You are commanded to attach and safely keep all the property of the above named defendant in above entitled action, within your county, not exempt from execution, or as much thereof as may be sufficient to satisfy the plaintiff's demand in said suit; the amount of which demand is $1154.75 with interest from June 5, 1940 on $282.53 together with costs and expenses.
And of this writ make due and legal service and return.
Witness the Honorable Fred Kemp, Judge of said Superior Court and seal thereof affixed this January 17, 1941.

(SEAL)

Alice June, County Clerk and
Clerk of Superior Court
T. E. McKoin, Deputy

Harry C. Hazel, Chelan, Washington
Attorney for Plaintiff

You are hereby notified that pursuant to the attached writ of attachment I have been directed to attach the real property of defendants named in said writ of attachment, said property being situate in Chelan County, Washington, as follows:

(Other land not here under search).
Also Lots 25, 26, 27 in Block 3 in Supplemental Plat of City of Manson, according to recorded plat thereof on file in office of Chelan County Auditor.

and you are according__ requested to properly file the writ of attachment and this statement, describing the property.

Thos. H. Cannon, Sheriff of
Chelan County, Washington
By M. Mohler

Valley Title Company, Inc.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR CHELAN COUNTY

Terry R. Ward, Plaintiff,

vs.

Elmer McReynolds and "Jane Doe" McReynolds, his wife, Defendants.

Case No. 14653

MOTION AND AFFIDAVIT FOR DISMISSAL WITHOUT PREJUDICE Filed: Apr 5, 1941

Affidavit of Harry C. Hazel, plaintiff's attorney, shows that subsequent to institution of this action, defendant Elmer McReynolds individually and as manager of the marital community composed of himself and his wife, filed a voluntary petition in bankrupt_ and was duly adjudged a bankrupt in the United States District Court for the Eastern District of Washington, Northern Division; that in said bankruptcy proceeding the matter of this action can and will be settled in accordance with the provisions of the laws of the United States with reference to bankruptcy; that the defendants have not interposed a set off nor counterclaim nor asked affirmative relief.

ORDER OF DISMISSAL WITHOUT PREJUDICE AND RELEASING ATTACHMENT AND BOND

Filed: Apr 5, 1941

This matter coming on for hearing this day before the undersigned Judge of the above entitled Court upon the motion of plaintiff for an order of dismissal, said motion being supported by affidavit, good cause therefor appearing, it is by the Court

ORDERED:

That the above entitled action be, and the same hereby is, dismissed without prejudice and without costs to any party; that the attachment heretofore issued herein is released and discharged and the sureties upon plaintiff's attachment bond herein exonerated from further liability thereon.

Dated this 5th day of April, 1941.

Fred Kemp,
Judge of the Superior Court

DECLARATION OF HOMESTEAD

Elmer McReynolds

to

The Public.

Dated: January 25, 1941
Filed: January 28, 1941

Document No. 321134
Recorded: Bk. 290; Pg. 173

Recites: That I, first party, do hereby certify and declare as follows:
1. That I am a householder and head of a family consisting of my wife, Minnie McReynolds, and reside with my said wife on the premises hereinafter described, consisting of land and the dwelling house thereon; That I claim the premises, hereinafter described, as a homestead; That I estimate the actual cash value of the premises hereinafter described to be $1000.00, subject to a mortgage thereon in favor of W. N. Griffith upon which there is approximately $100.00 unpaid; That the premises herein referred to, and which are herein claimed as a homestead, is the community property of the said Elmer McReynolds and Minnie McReynolds, his wife; that the said premises are situated in Chelan County, Washington, and are described as follows;

Lots 25, 26 and 27, Block 3, Manson Replat, Lake Chelan Land Company's Irrigated Tracts.

Elmer McReynolds

Acknowledged January 25, 1951 by Elmer McReynolds, known before Harvey F. Davis, Notary Public in and for the State of Washington, residing at Wenatchee. (N. P. S. Com. exp. August 9, 1941).
State of Washington, County of Chelan, ss.

IN THE UNITED DISTRICT COURT FOR THE EASTERN DISTRICT OF WASHINGTON

NORTHERN DIVISION IN BANKRUPTCY

In the Matter of Elmer McReynolds, individually and as Manager of the marital community composed of himself and Minnie McReynolds, his wife.

No. B-8156

NOTICE is hereby given that said Elmer McReynolds, individually and as Manager of the marital community composed of himself and Minnie McReynolds, his wife, has been duly adjudged bankrupt on a petition filed by him March 19, 1941, and that the first meeting of his creditors will be held at office of Daniel S. Evans, Referee, Wenatchee, Washington, April 3, 1941, at 2:00 p. m., ..
Dated at Wenatchee, Washington, March 21, 1941.
Daniel S. Evans, Referee in Bankruptcy

Harry Hazel appointed Trustee, July 17, 1941.

Exempted property: Lots 25, 26 and 27, Block 3, Manson.

Discharged January 16, 1942.

Above taken from files in office of Daniel S. Evans, Referee in Bankruptcy, Wenatchee, Washington. Abstracter.

WARRANTY DEED

Elmer McReynolds and Minnie McReynolds, his wife,

to

Modest Peters and Dorothy G. Peters, his wife.

Dated: August 22, 1945
Filed: September 7, 1945

Document No. 370240
Recorded: Bk. 370; Pg.

Consideration: $1.00

Recites: First parties convey and warrant to second parties the following described real estate, situate in Chelan County, Washington:

Lots Twenty-Five (25), Twenty-Six (26), and Twenty-Seven (27), Block Three (3), Manson Replat.

$3.30 Federal Revenue Stamps
and $3.00 State Revenue Stamps
cancelled E. Mc.

Elmer McReynolds
Minnie McReynolds

Acknowledged August 25, 1945, by Elmer McReynolds and Minnie McReynolds, his wife, known before Harvey F. Davis, Notary Public in and for the State of Washington, residing at Wenatchee. (N. P. S. Com. exp. August 9, 1949).
State of Washington, County of Chelan, ss.

CERTIFICATE

THE VALLEY TITLE COMPANY, Inc., a corporation organized and existing under and by virtue of the Laws of the State of Washington, hereby certifies:

1. That the foregoing continuation Abstract No. 17221 consisting of sheets 40 to 46 both inclusive, is a true and correct abstract of all matters, exclusive of instruments and proceedings relating to public thoroughfares, mining locations, water rights and crops, except as shown herein, that have been filed and properly indexed in the official records of Chelan County, Washington, affecting the title to the following described real estate situated in Chelan County, Washington, to-wit:

Lots 25, 26 and 27, Block 3, City of Manson, Supplemental Plat of Lake Chelan Land Co's Plats of Low Line Division No 2, Townsite of Manson & High Line Division No. 3, according to the recorded Plat thereof, Chelan County, Washington.

No liability assumed for chattel mortgages or conditional bills of sale affecting any personal property placed on or affixed to the aforedescribed real estate except as shown herein. No liability assumed where questions of boundary or area are dependent upon survey for determination.

2. That there are no unsatisfied judgments, shown by the execution dockets of the Superior Court of said county, properly indexed and entered within six years prior to date of this certificate, against the following named persons, to-wit:

Elmer McReynolds, Minnie McReynolds, Modest Peters, Dorothy G. Peters.

which are liens on the above described real estate, EXCEPT AS SHOWN HEREIN.

3. That the condition of said property as to Taxes and Special Assessments is as follows:

GENERAL TAXES: Paid in full Except last half of 1945 taxes, $20.43.

LAKE CHELAN RECLAMATION DISTRICT ASSESSMENTS: Paid including 1945.

IN TESTIMONY WHEREOF, The said VALLEY TITLE COMPANY, Inc., has caused its name to be subscribed to this certificate and its corporate seal thereto affixed, on this 8th day of September, 1945, at 9 a. m.

This Certificate covers from May 6, 1937 at 8 a. m.
to September 8, 1945 at 9 a. m.

VALLEY TITLE COMPANY, Inc.

A. Berg Manager.